



SEDONA OUTDOOR LIGHTING APPLICATION – Part 1

City of Sedona • 102 Roadrunner Drive • Sedona, AZ 86336
928-282-1184

Permit # B: _____
Date Received: _____
Approved: ☐ Not Approved: ☐
Staff Initial: _____

1. Applicant Information:

Name Southwestern Environmental Consultants, Inc. (Agent for Applicant) Luke A. Sefton, P.E.

Mailing Address 825 Cove Parkway, Suite A Cottonwood, Arizona 86326

Phone No. (928) 634-5889

Assessor's Parcel Number 401 - 46 - 124A&B

***** PLEASE NOTE: SECTIONS 2, 3, AND 4 BELOW ARE FOR COMMERCIAL ONLY.

2. Site Identification

Business Name (if applicable) _____

Building Site Location 700 West State Route 89A Sedona, Arizona 86336

3. Lumen Information for Non-residential and multi-family use only (*commercial only*):

Gross acres of entire site 2.25 acres

Acres for Public Right-of-Way - ()

Net Acreage of Site 2.25 acres X 100,000* = 225,000
(Total Lumens Permitted)

4. Type of Shielding and Lumens Proposed: (see Lumen Calculation Table) (*commercial only*):

Fully Shielded Fixtures:

Lumens Proposed: 94,185

Partially Shielded Fixtures:

Lumens Proposed: _____

TOTAL LUMENS PROPOSED: 94,185
(fully and partially shielded fixtures)

* Total outdoor light output shall not exceed 100,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 5,500 lumens per net acre and are counted towards the 100,000 lumens per net acre cap.

SAMPLE – Part 2

Lumen Calculation Table – Exterior Lighting Only

Lamp Type Key: LPS Low Pressure Sodium
 HPS High Pressure Sodium
 MH Metal Halide
 FL Fluorescent
 IN Incandescent (including quartz-halogen)

Shielding Key: F Fully Shielded
 P Partially Shielded
 U Unshielded

Plan Key (ID)	Light Class (1, 2 or 3)	Lamp Type (LPS, HPS, MH, FL, IN)	Initial Lumens	No. of Units	Shielding (F, P or U)	Watts (each)	New or Existing (N or E)	Total Lumens
A	1	FL	2,975	7	F	35	N	20,825
B	1	IN	1,750	6	F	100	N	10,500
C	2	LPS	13,500	2	F	135	N	27,000
D	1	MH	16,000	2	F	250	N	32,000
TOTAL LUMENS:								90,325

Plan Key identification in first column must correspond to labeling on site plan map.

Lighting Inventory and Lumen Calculation Table - Part 2

List all new or proposed lighting first, then any existing light. Include any lighting proposed for external illumination of signs. Attach photometric data sheet or manufacture's product description for all lights, both new and existing (must include lumens). If such data is not available for existing fixtures that will be retained, include photographs of the fixtures showing sufficient detail determine the shielding characteristics. Please include a Site Plan identifying all proposed and existing lighting fixtures.

Lamp Type Key: LPS Low Pressure Sodium
 HPS High Pressure Sodium
 MH Metal Halide
 FL Fluorescent
 IN Incandescent (including quartz-halogen)

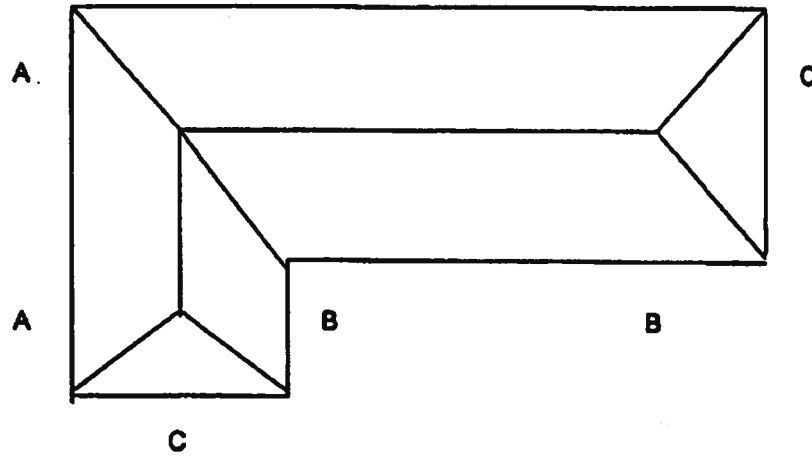
Shielding Key: F Fully Shielded
 P Partially Shielded
 U Unshielded

Plan Key (ID)	Light Class (1, 2 or 3)	Lamp Type (LPS, HPS, MH, FL, IN)	Initial Lumens	No. of Units	Shielding (F, P or U)	Watts (each)	New or Existing (N or E)	Total Lumens
A	1	CFL (In)	630	27	F	13	N	17,010
B	1	HAL (In)	945	15	F	75	N	14,175
C	1	FL	1,750	4	F	35	N	7,000
D	1	Rope	25 per ft.	1,600 lf	F	.8w/ft.	N	40,000
E	1	Rope	32 per ft.	500 lf	F	.8w/ft.	N	16,000
TOTAL LUMENS:								94,185

Plan Key identification in first column must correspond to labeling on site plan map.

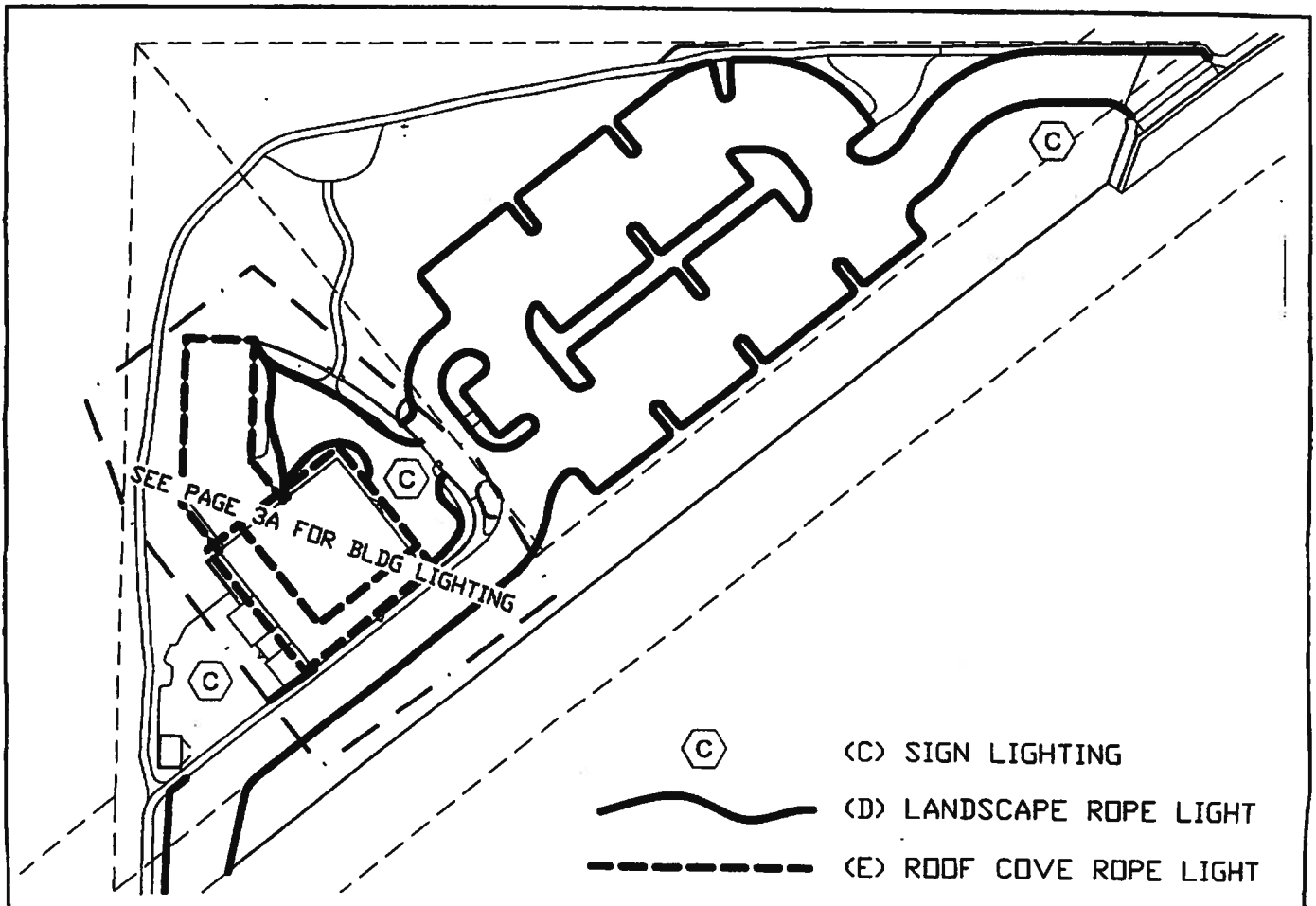
Applicant Signature  **Date** 6 MAR 13

Part 3 - Example - Plan View

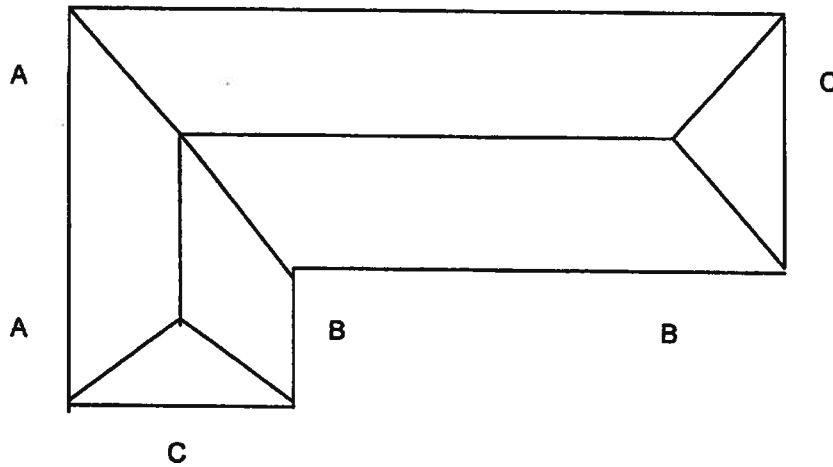


Based on the examples provided, please provide below a basic outline of your structure and locations for the new and existing exterior lighting.

▼ Draw outline here ▼

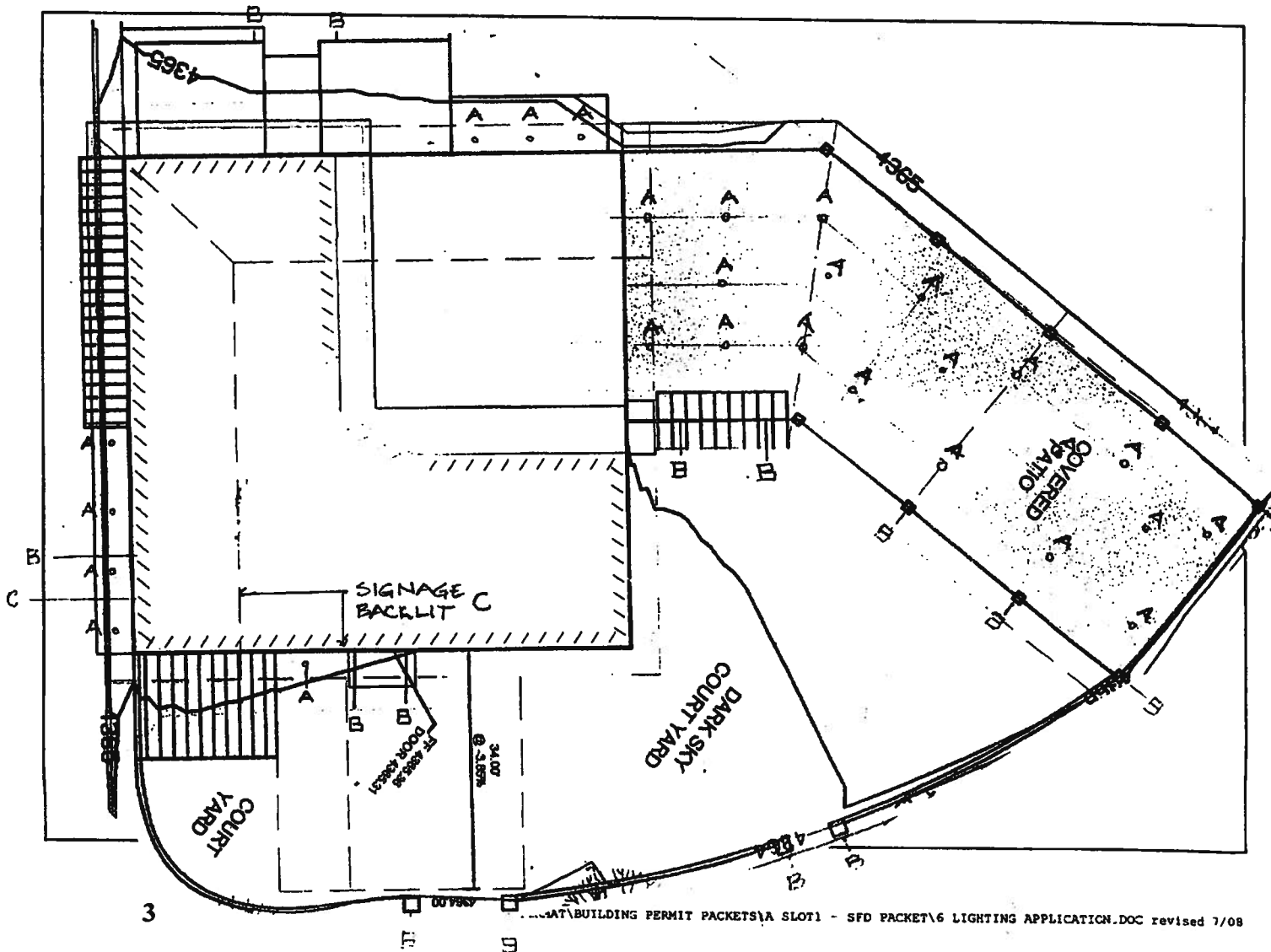


Part 3 - Example - Plan View



Based on the examples provided, please provide below a basic outline of your structure and locations for the new and existing exterior lighting.

▼ Draw outline here ▼

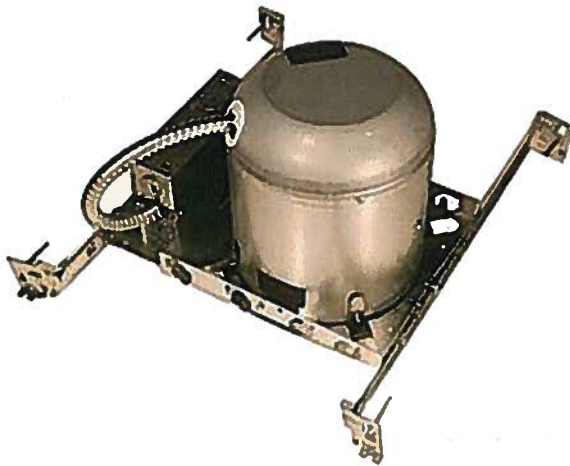




Kembra Slate Copper 15" High Outdoor Wall Sconce Style # 70101

Natural slate is rich with beautiful patinas and an attractive organic look. Combine that with copper finish details and you have this extraordinary outdoor wall light. Modern and contemporary, this innovative design will enhance your outdoor environment and complement the best architectural structures. Slight variations due to the natural tone and pattern of the slate stone make each backplate unique.

- Outdoor wall light.
- Natural slate with copper finish.
- Includes one 75 watt T4 halogen.
- 15" high.
- 6" wide.
- Extends 5" from wall.
- Backplate is 13" high, 4 1/2" wide.
- Mounting point to top of fixture is 6".
- Dark Sky approved when provided cap is used.



RC6 New Construction Recessed Housing by Cree Lighting

See All Products From [Cree](#)

Details - Dimensions

The Cree Lighting RC6 New Construction Recessed Housing is designed to accommodate the innovative LR6 6" Light Engine. Is UL listed and airtight rated; Title 24 compliant when ordered with GU24 (BiPin) socket.

Cree is leading the LED lighting revolution through the use of energy-efficient, environmentally friendly LED lighting. Cree is a market-leading innovator of lighting-class LEDs, LED lighting, and semiconductor solutions for wireless and power applications.

The Cree Lighting RC6 New Construction Recessed Housing is available with the following:

Details:

- Made from die-cast aluminum
- Suitable for insulated or non-insulated ceilings
- Accommodates spans from 14" to 24.5" without sag
- Accommodates ceiling thickness from .25" to 4"
- Airtight rated
- Title 24 compliant when ordered with GU24 (BiPin) socket
- UL Listed for damp locations
- Energy Efficient

Options:

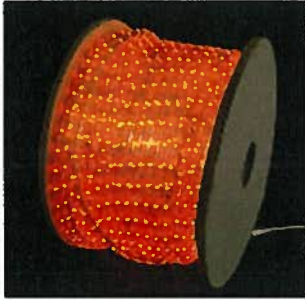
- Socket Base: Edison Standard, or GU24.

Shipping:

This item usually ships within 3-5 days.

Dimensions:

Housing: Height 7.5 In., Length 12.5 In., Width 7.5 In.



Amber LED Spool 150' 1/2" 2 Wire 120V

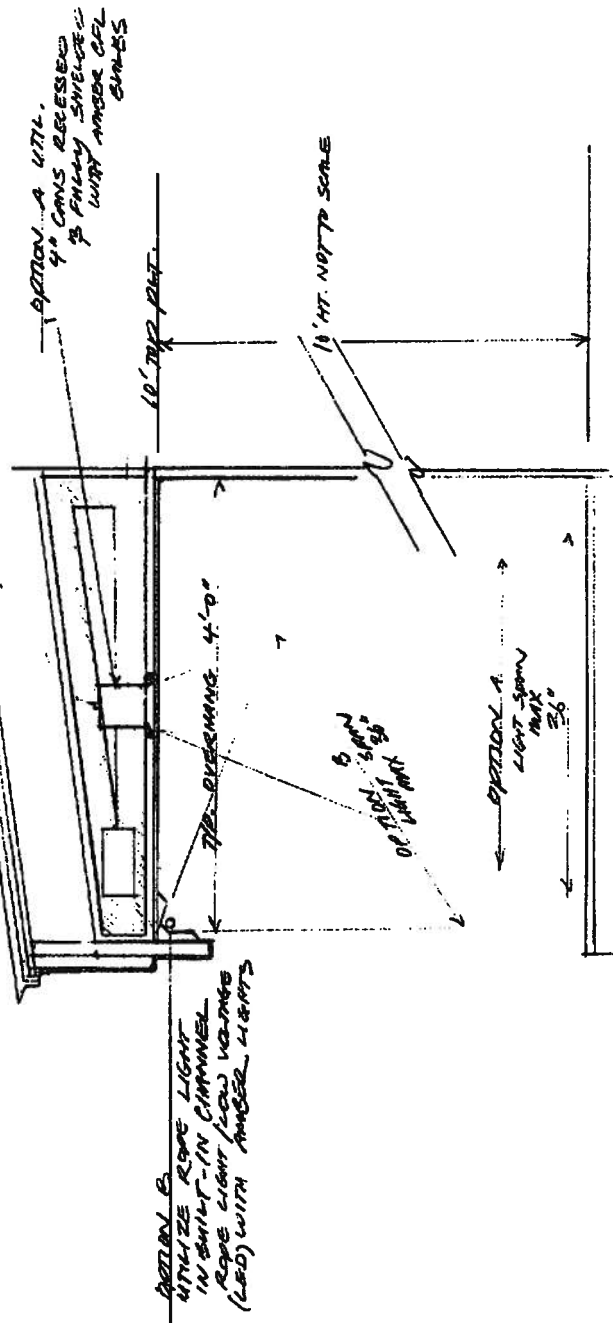
- **150' Reel of 1/2" Amber (orange) LED Rope Lights 120 Volt**
- Includes: 5 Connector Kits, 3 Splice Connectors, and 100 Clips (a \$45.00 Value)
- 50,000 Hour Vertical Bulbs
- Energy Efficient -- Only Uses 0.8 Watts Per Foot
- 80 Lumens Light Output
- Max Run: 240 Feet
- Easy to Install
- Flexible Bends 180°
- Fully Dimmable
- For Indoor/Outdoor Applications
- Cuttable Every 5 Ft
- Use 1/2" 2 Wire Mounting Clips and Accessories



SPECIFICATIONS

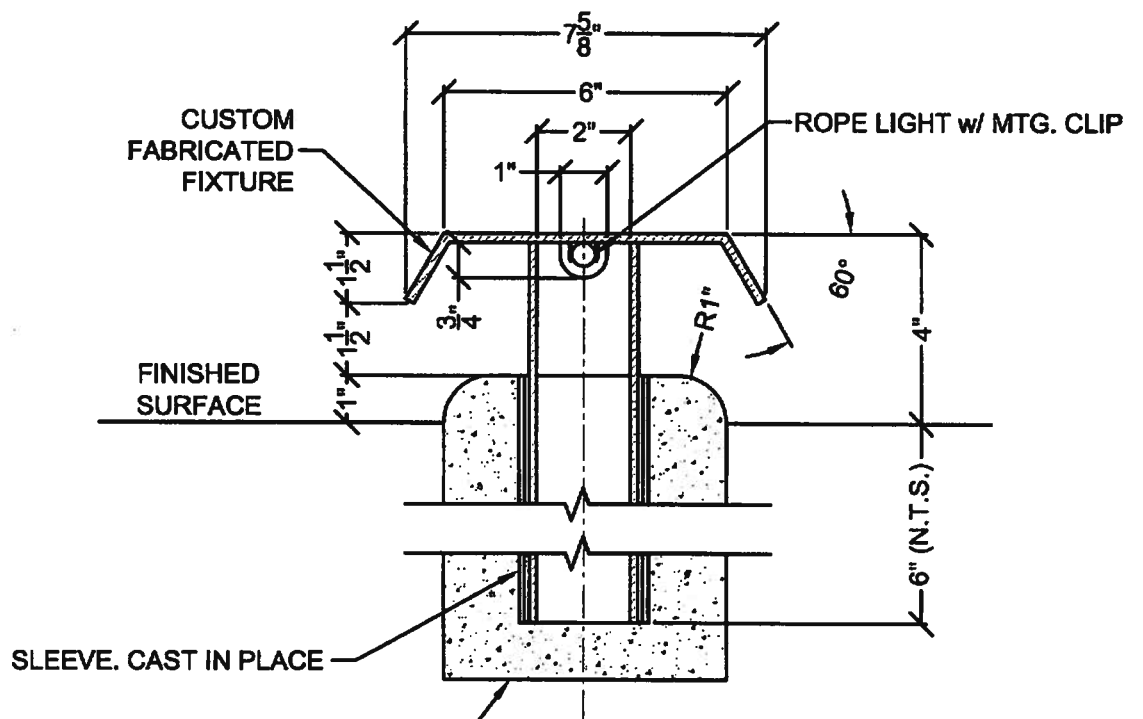
3-Way	No	Actual Color Temperature (K)	2700 K
Assembled Depth (in.)	2 in	Assembled Height (in.)	6.5 in
Assembled Width (in.)	4 in	Average Life (hours)	10000
Bulb Diameter (in.)	2	Bulb Length (in.)	4.7
Bulb Type	Household	Color Temperature	Soft White
Commercial/Residential	Commercial / Residential	Dimmable	No
Energy Star Compliant	Yes	Indoor/Outdoor	Indoor
Light Bulb Base Type	Bi-Pin	Light Color	Soft White
Light Output (lumens)	900 lm	Manufacturer Warranty	10,000 HOURS
Number in Package	1	Returnable	90-Day
Specialty Bulb Type	Household / General Purpose	Start-Up Type	Instant
Watt Equivalence	60 W	Wattage (watts)	13 W

TYPE MUST SEE FURNITURE PLAN DOCUMENTS



TYPE MUST SEE FURNITURE PLAN DOCUMENTS

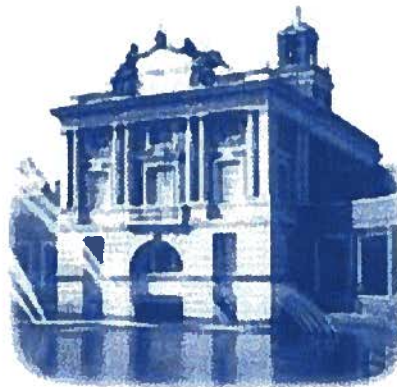
3 RATIO COVERS SCALE 1" = 1'



FINISH: RUSTED WEATHER.
SAND BLAST VISIBLE SURFACES &
ALLOW TO WEATHER NATURALLY.

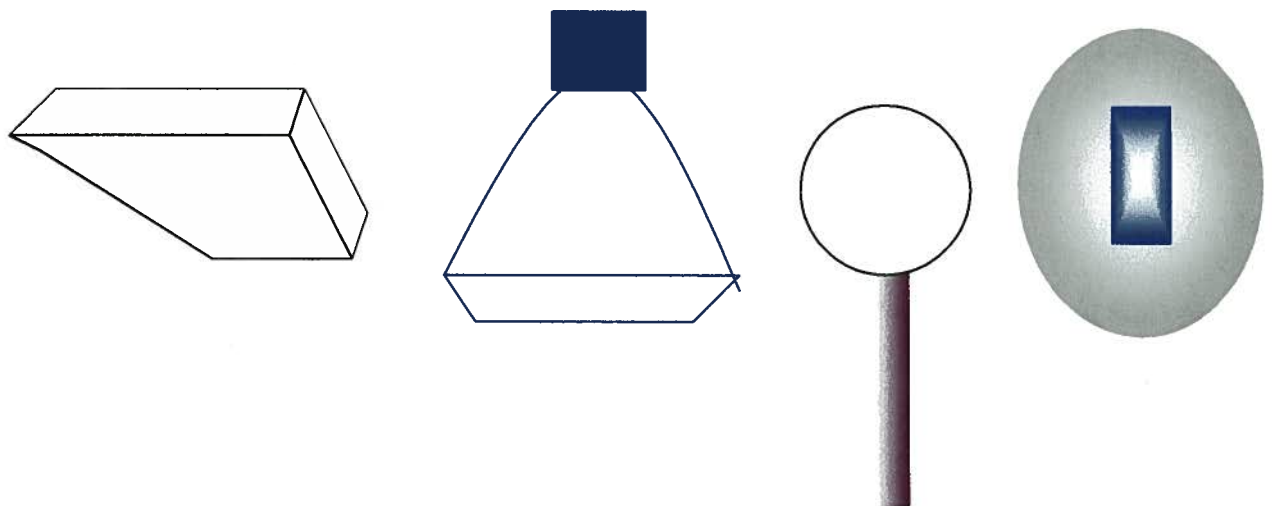


CUSTOM ROPE LIGHT FIXTURE
LISA DAHL'S MARIPOSA

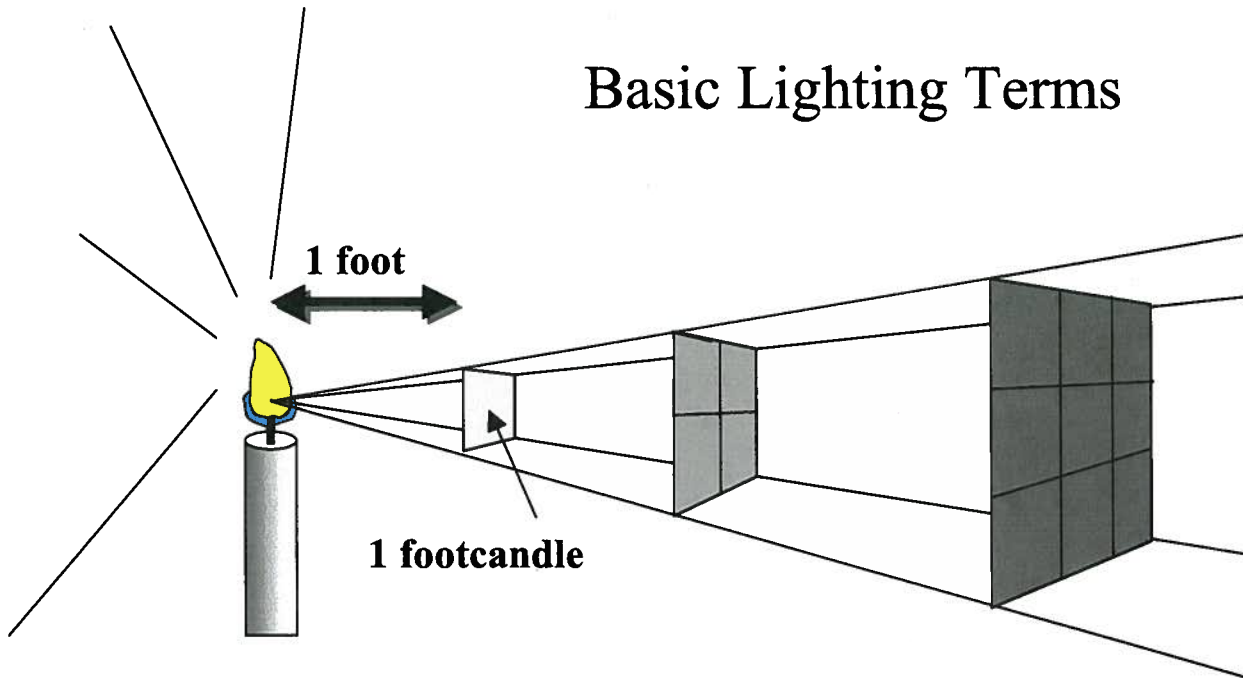


GE Lighting and
Electrical Institute

Lighting Fixtures and Lighting Layouts



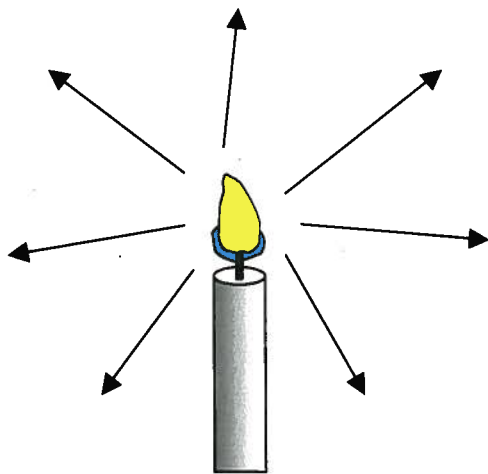
Basic Lighting Terms



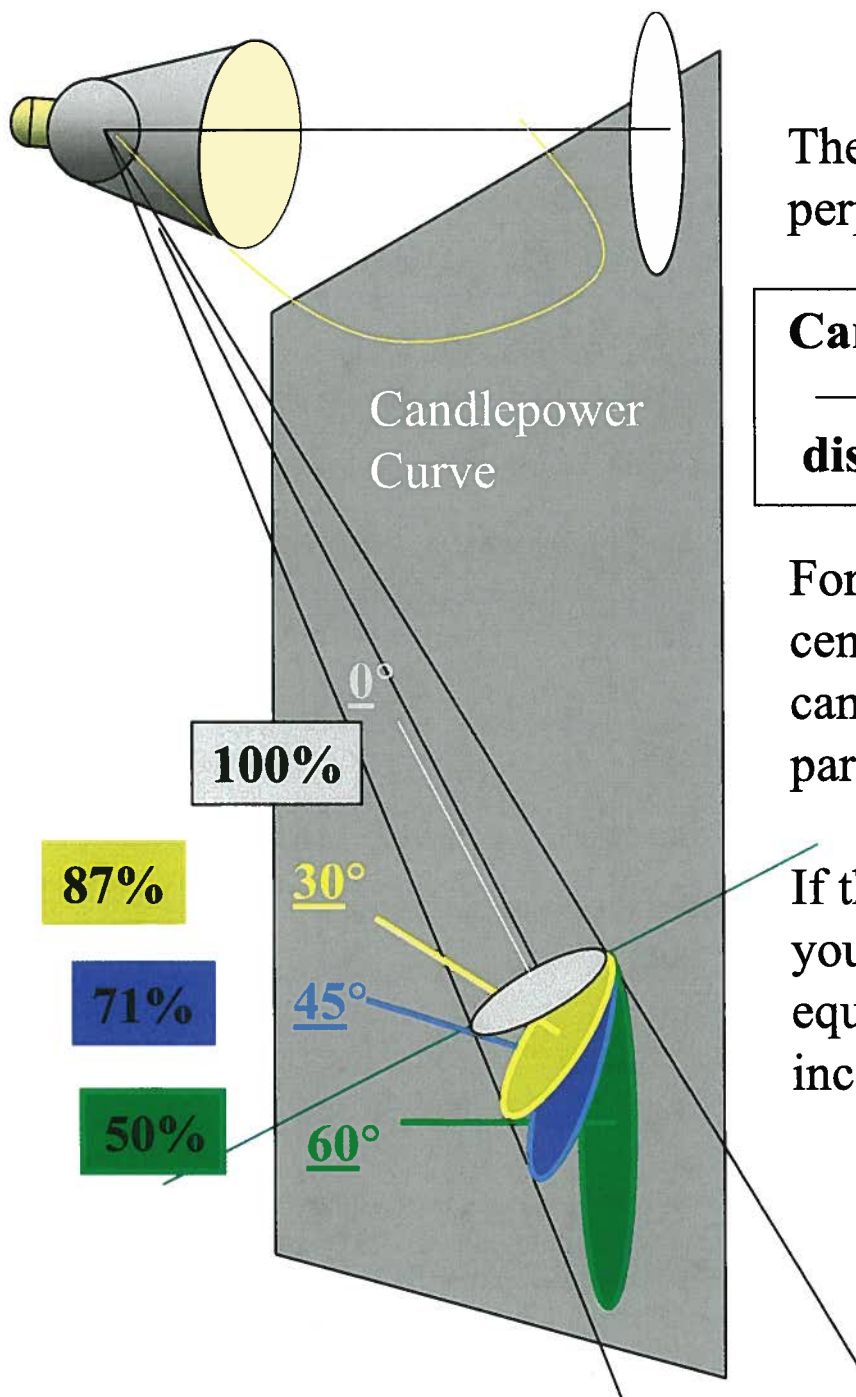
The light level 1 foot from a standard candle is 1 **footcandle**.

The amount of light falling on 1 square foot of surface lit to 1 footcandle is 1 **lumen**.

Footcandles = lumens per square foot



The beam from the candle is said to have an intensity of 1 **candela** in every direction



The **foot-candles** perpendicular to a beam is ...

$$\frac{\text{Candlepower (in candelas)}}{\text{distance squared (in feet)}}$$

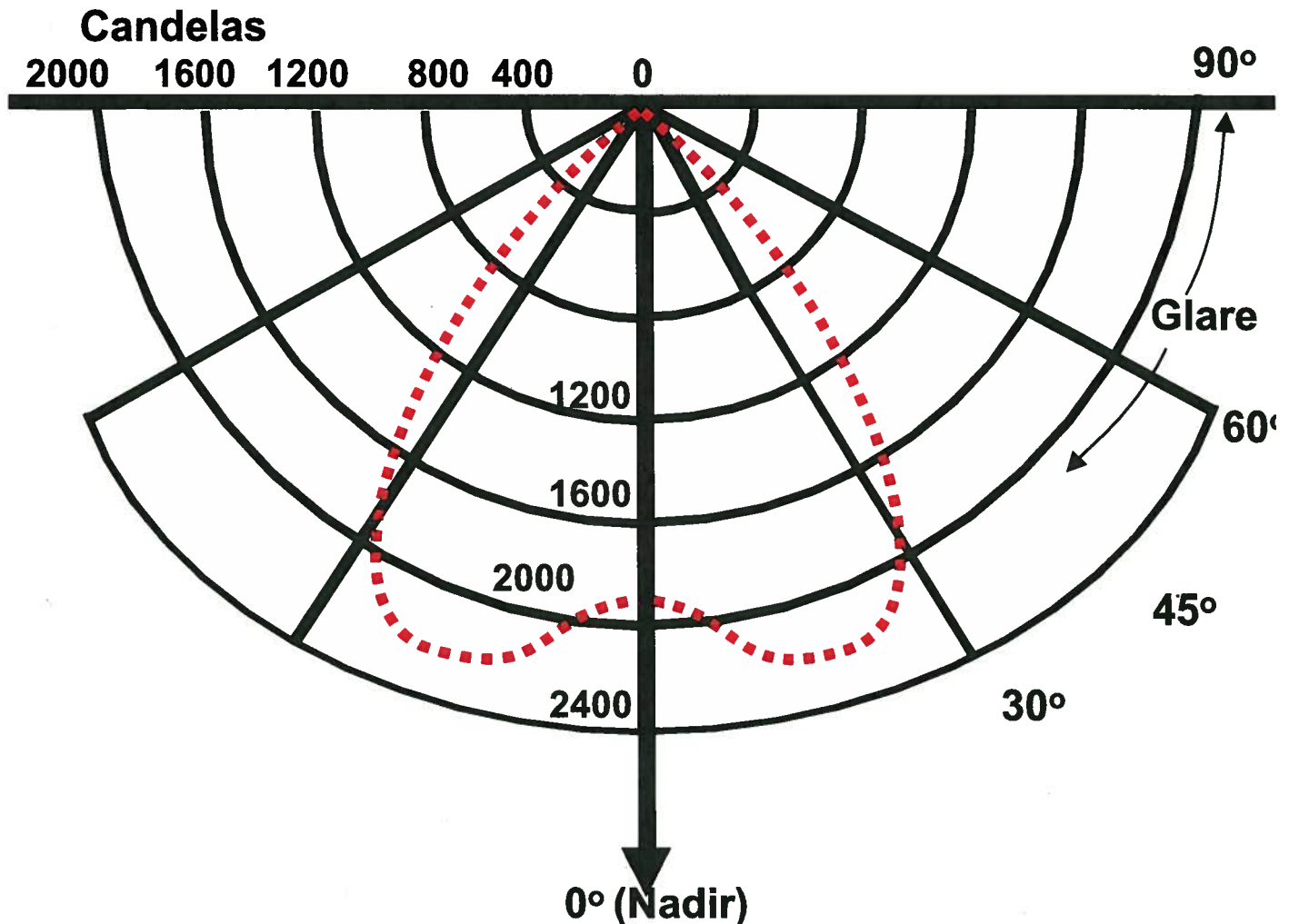
For points that are not at the center of the beam, use the candelas emitted in that particular direction.

If the surface is tilted, then you need to use the full equation below which includes the tilt factor.

$$\text{Foot-candles} = \frac{\text{Candlepower}}{(\text{feet})^2} \times (\text{Tilt Factor})$$

$$E = \frac{I}{d^2} \cos(\theta)$$

Fixture Candlepower Curves



The Candlepower Curve provides information about candelas emitted in each direction (e.g. this fixture emits about 1900 candelas straight down (nadir) and a peak of about 2200 candelas at 20° to nadir.)

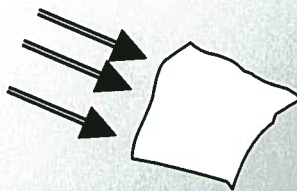
For glare, you should be concerned about how much light is emitted at 45 ° and above.

Lamp = lumens

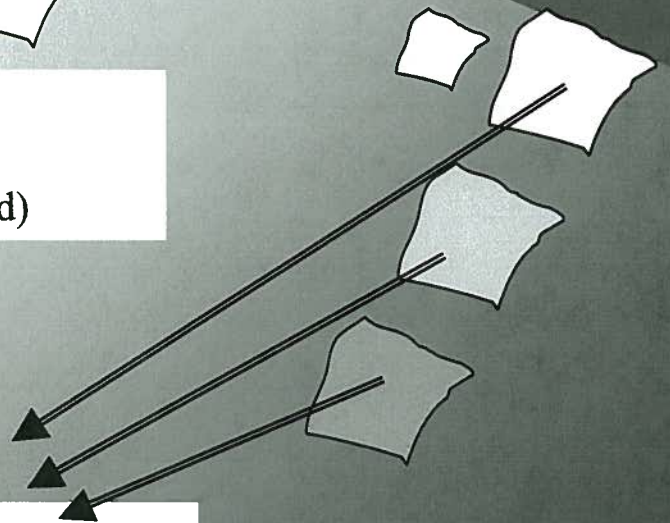
(how much total light is coming out of the lamp)



Beam = candelas (candlepower)
(beam intensity)



Illuminance = foot-candles
= lumens per sq. foot
(how brightly the area is illuminated)



Luminance = candelas/sq. foot
(how bright the surface appears in a particular direction)

Basic Lighting Terms

Industrials with reflectances
ceiling: Rc = 50%; walls Rw = 50%;
floor Rf = 20%; LDD = 85%



High bay spun aluminum
CU ~ 0.80



High bay acrylic
CU ~ 0.75



High bay acrylic
CU ~ 0.85



Low bay lensed
CU ~ 0.70



Low bay acrylic
CU ~ 0.75



Fluorescent Industrial
CU ~ 0.85



T5 or T8 Industrial w/Lens
CU ~ 0.75

Representative CU's (Coefficient of Utilization)

Coefficient of Utilization: the percent of the lumens from the lamp that finally find their way to the work plane.

This number depends on the particular fixture type, the number of lamps in it, the lens used, its beam pattern, the shape of the room (Room Cavity Ratio, RCR) and the reflectances of the ceiling (Rc), walls (Rw) and floor (Rf). However, for approximate calculations—and for comparison purposes—the CU's listed here may be used. The numbers are taken from generic fixture data from the IES handbook for an RCR = 1 and from representative data from fixture manufacturers.

Generally a **Dirt Depreciation Factor** and other Light Loss Factors are used to multiply CU.

Typical Luminaire Dirt Depreciation (LDD)

Environment (Dirtiness) →	Light	Medium	Heavy
Enclosed Fixtures	.94	.86	.77
Enclosed and Filtered	.97	.93	.88
Open and Ventilated	.94	.84	.74



T5 or T8 Industrial Open
CU ~ 0.88

For Estimates Only!! Contact Fixture Manufacturer for correct values!!

Offices with reflectances
ceiling: Rc = 80%; walls Rw = 50%;
floor Rf = 20%; LDD = 94%



Acrylic Lensed troffer
CU ~ 0.81



Deep-cell Parabolic louvre
CU ~ 0.72



Small-cell Parabolic louvre
CU ~ 0.55



Small cell plastic grid 1/2"
CU ~ 0.78



Basic Fluorescent strip
CU ~ 0.84



Indirect Lighting
Rc 80%; use **CU ~0.59**
Rc 50%; use **CU ~0.37**



Incandescent/CFL downlight
CU ~ 0.71

Evaluating the Efficiency of Light Fixtures

by Craig DiLouie

Craig DiLouie, principal of ZING Communications, Inc. (www.zinginc.com), is a consultant, analyst and reporter specializing in the lighting and electrical industries, and a regular contributor to LM&M.

Lighting management companies are often called upon to provide lighting upgrade services that involve lamp and ballast replacement, but in some cases, entire light fixtures must be replaced, and there is an opportunity to relight, rather than simply retrofit, the project. In this case, the lighting management consultant is placed in a position to evaluate and select light fixtures based on how they distribute light and how efficiently they can do so. This article provides several metrics for how light fixture efficiency is measured to aid these evaluations.

Light fixtures can be evaluated based on center beam candlepower (cd), total input watts (W), efficiency (fraction of lamp lumens that exit the fixture), efficacy rating (lumens/W), coefficient of utilization (CU) and comparative yearly energy cost of light (\$/1000 lumens).

While these metrics provide valuable tools for comparing the efficiency of light fixtures, it is important to remember that efficiency is only part of the story of a lighting product and should be considered along with how the fixture distributes the light and at what intensity. This will result in selection of lighting that is both efficient and likely to achieve good visual comfort.

Light Fixture Efficiency

Light fixture efficiency is the ratio of light output emitted by the fixture to the light output emitted by its lamps. Another way of looking at it: Fixture efficiency is the percentage of light output produced by the lamps that are in turn emitted by the fixture.

Not all light produced by lamps exit the fixture; some of course remains trapped inside and dissipates as heat. The fixture's physical characteristics will affect how much light exits and how much is directed at the workplane.

Light fixture efficiency is important because while you can have a very efficient lamp-ballast system, if the fixture itself is not efficient at delivering lumens, then the lighting system overall is not either. Factors that affect the efficiency of the light fixture include its shape, the reflectance of its materials, how many lamps are inside the housing (and how close they are to each other), and whether shielding material such as a lens or louver is used to soften or scatter the light.

While a high level of light fixture efficiency should be valued, overemphasizing it, of course, can lead to poor lighting quality and angry users. After all, a bare lamp offers 100 percent efficiency, but is hardly a good choice. In reality, the most "efficient" light fixtures are often candidates for direct glare, particularly unshielded light fixtures with direct distribution at lower mounting heights typically found in offices, classrooms and similar applications. In such cases, light may exit the fixture very efficiently, but the fixture itself is a "glare bomb," and users may resort to wearing baseball caps.

Light Fixture Efficacy

Light fixture efficacy describes the efficacy of the entire light fixture, including the light source, ballast and light fixture losses. The Luminaire Efficacy Rating (LER) provides a metric for comparing the relative energy efficiency of fluorescent light fixtures. Initiated in response to the Energy Policy Act of 1992, LER offers a voluntary rating standard for several categories of commercial and industrial fluorescent fixtures such as 2x4 recessed lensed and louvered fixtures, plastic wraparounds and striplights (see NEMA LE 5-2001 for more information).

LER is expressed:

$$\text{LER} = \frac{[\text{Light Fixture Efficiency (EFF)} \times \text{Total Rated Lamp Lumens (TTL)} \times \text{Ballast Factor (BF)}]}{[\text{Light Fixture Watts Input}]}$$

Some manufacturers publish LER in their products' photometric reports and specification sheets. Even without it, lighting management consultants can easily calculate LER themselves as the information required by the above formula should be generally available for the product.

Coefficient of Utilization

The coefficient of utilization (CU) metric allows us to look at light fixture efficiency in the context of the actual application. Since all room surfaces are potential reflectors of light, the room itself acts an extension of the lighting system. A given light fixture may emit some of its light directly at the workplane and some at a nearby wall. The wall absorbs some of the light and reflects the rest, some of which in turn reaches the workplane.

CU therefore allows us to compare light fixture efficiencies in a given environment. It shows the percentage of light output produced by the lamps that reaches the workplane after light is lost due to

the fixture's efficiency at transmitting light, the room proportions, and the ability of room surfaces to reflect light.

Light fixture manufacturers provide CU tables for their products in the photometry report and associated IES files downloadable for design calculations and analysis using software. As Average Maintained Light Levels (fc) = (Lumens x CU x Light Loss factors) ÷ Area (sq.ft.), CU can have a big impact on the capacity needs for a given lighting project and hence both its capital and operating costs. CU shows how changing room finishes, for example, can affect light levels.

Comparative Yearly Energy Cost of Light

The Comparative Yearly Energy Cost of Light is another light fixture comparison metric created in NEMA LE 5-2001 in response to the Energy Policy Act of 1992. It is expressed as a \$/1000 lumens value based on the below formula:

$$\text{Energy Cost} = (K/\text{LER}) \times 1000 \text{ Lumens}$$

Where K = \$0.24/W [(3,000 average operating hours per year x \$0.08/kWh average energy cost) ÷ 1000]

Specifiers should be prepared to make adjustments as needed to tailor the formula to their project. The operating time averages to about 8 hours per day and be adapted easily. The \$0.08 per kWh cost is outdated as a national average and can also be adapted. As of December 2009, according to the Department of Energy, the national average cost per kWh of electric energy was \$0.0973 for commercial buildings, increasing K to \$0.29/W, and \$0.0652 for industrial buildings, reducing K to \$0.20/W. For the latest national averages and specific regional and even more specific state averages, visit http://www.eia.doe.gov/cneaf/electricity/epm/table_5_6_a.html.

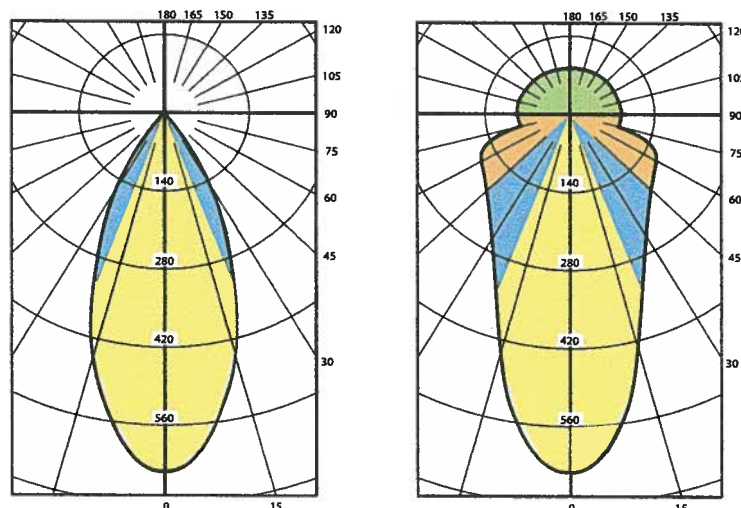


Figure 1. Efficacy is not the entire story of a light fixture. In the drawing, the left light fixture operates at an efficacy of 28 lumens/W, while the right light fixture generates about 50 percent more light output for about 33 percent more wattage, resulting in a 14 percent higher efficacy. The right fixture accomplishes this gain, however, through a lack of control of glare. Drawing courtesy of Kevin Willmorth.

		620 C-1 General Commercial District With Restrictions
		<u>A. Permitted Uses and Structures.</u>
	1	Accessory uses and structures located on the same site as a permitted use.
	2	Administrative and executive offices.
	3	Apparel stores.
	4	Barber and beauty shops, including day spa.
	5	Bed and breakfast establishments subject to the following: Max 6 Guest units, same regulations for Hotels, Motels, Primary access to guest rooms only from Main entrance
	6	Books, gifts and stationery stores.
	7	Candy stores and confectioneries.
	8	Catering establishments.
	9	Clerical and professional offices.
	10	Commercial art galleries.
	11	Convalescent homes.
	12	Dancing, art, music and business schools.
	13	Financial institutions.
	14	Jewelry stores.
	15	Medical, dental and related health services for humans, including laboratories and clinics.
	16	Private clubs and lodges operated solely for the benefit of the bona fide members.
	17	Public and private libraries and museums.
	18	Religious institutions, columbariums and places of worship in permanent buildings.
	19	Restaurants and outdoor seating areas, including sale of alcoholic beverages.
	20	Retail bakeries which may include baking and confection making for on-site sale only.
	21	Single-family and multifamily residential uses in conjunction with commercial uses.
	22	Travel agencies.
	23	Variety Stores
		<u>B. Uses Subject to Conditional Use Permit.</u>
	1	Accessory uses and structures located on the same site as a conditional use.
	2	Nonprofit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under SLDC 407 are subject to the conditional use permit provisions of SLDC 402.



SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

March 8, 2013

Planning and Zoning Commission
104 Roadrunner Drive
Sedona AZ 86336

RE: **ZC 12-02; DEV 12-0002 Lisa Dahl MARIPOSA**
Citizen's Participation Report - 11/18/12 & 2/28/13 Open House

Dear Commission:

This Citizen Review Process has not only met the minimum requirements of the Growing Smarter Acts, but has set a new standard in public outreach with public and community participation in several different capacities including two Open Houses (attended by more than 45 people total), multiple web and ftp sites, social media sites (such as Facebook and Twitter), correspondence with several HOA's and Coconino National Forest and multiple one-on-one meetings with concerned parties and stakeholders. This project was also introduced to the community on the front page of the Red Rock News and the paper has also received and printed numerous Letters to the Editor. We will diligently continue the public outreach process and we encourage community and public input and participation as this exciting project moves forward.

For our Citizen Review Process, we sent letters of the proposed project description and contact information to the required surrounding property owners, as well as, held two on-site Open Houses to introduce the project and discuss and address any questions or concerns that may arise. We sent out an invitation to all residents that were listed on the GIS radius list provided by the City of Sedona and also to the HOA's of Rolling Hills, Le Springs, and Casa Contenta for both on-site Open Houses. To ensure maximum saturation, the letters were sent to the official ownership mailing addresses, as well as, the physical site addresses. Letters were also sent to attendees of the first Open House regarding the date for the second Open House.

SEC, Inc. has created a page within their website dedicated to the project for the **public to view**. This website can be viewed at www.sec-landmgt.com/mariposa. The website includes a FTP site, which has full resolution, enabling the public to download files. To date, there have been 25 requests for download files for the FTP site. Ms. Lisa Dahl has also created a website that describes the project. This website can be viewed at www.ldmariposa.com. In addition, she is using Facebook, Twitter and emails to keep the public informed of the project.

We are encouraging all of the property owners to be very involved, and to provide photos, to ensure that they are significant stakeholders in the project. A Google Earth map has been created to identify properties that have visibility to the project site, to show how the project site is seen from their views. Matt Dougan, the architectural designer on the project, as a courtesy, has offered to conduct a view analysis for any



Growth is inevitable...it's planning that makes the difference.

CORPORATE OFFICE ■ 20 STUTZ BEARCAT DR. #6, SEDONA, AZ 86336 ■ (928) 282-7787 (800) 264-7787 FAX (928) 282-0731
825 COVE PARKWAY, SUITE A, COTTONWOOD, ARIZONA 86326 ■ (928) 634-5889 (800) 264-7787 FAX: (928) 634-2222

property owner that might potentially have concerns regarding their views. We have met with the Coconino National Forest regarding connectivity to and partnering on potential trailheads. We have also contacted surrounding businesses, such as the Best Western Hotel, to potentially coordinate and partner with them to create potential hospitality accommodations to guests, such as transportation from the restaurant to the hotel, and Verde Lynx for a possible stop at the project site.

- **Staff Meeting:** Prior to the Application, there was an on-site meeting with Nick Gieollo, Audree Juhlin and Cari Meyer from City of Sedona.
- **Community Plan Meetings:** Mr. Stevenson and Mr. Sefton have attended three (3) meetings and provided feedback.
- **Ted and Diane Guleserian, 485 Barcelona Road:** This residence is to the east of Rolling Hills Drive. Luke Sefton (SEC, Inc.) contacted the Guleserians before the construction of the right turn lane. As the project progressed from an office project to a restaurant project, the Guleserians have been kept informed. Mr. Sefton has made numerous visits to their home and numerous phone conversations with them regarding the project. Their concern is the landscaping at the east end of the project site. Mike Stevenson (Owner) and Matt Dougan (Architect) met with Mr. Guleserian on-site, at both open houses, and recently walked the project site showing the project's view from Mr. Guleserian's property. Mr. Dougan reviewed the Landscape Plan with them, and they were given a copy of the full size Landscape Plan so they can study it and comment on it.
- **Andre Lugo:** Mr. Stevenson visited the Lugos' home before the public citizen process began, and he continues to converse with Mr. Lugo. The Lugos' have stated that they are in support of the project.
- **Ronald and Michelle Andres:** Mr. Stevenson met with them at their home, which is further west along SR 89A, but still overlooks the project site. They showed Mr. Stevenson the view from inside their home and the view from their backyard. Their concern is privacy, so Mr. Stevenson has agreed to increase their privacy fence by two or three rows in accordance with City Code.
- **Robert Buchaniec, 530 Barcelona Road:** Mr. Stevenson has met with Mr. & Mrs. Buchaniec at their home to discuss the project.
- **Joe Huff, 225 Calle Diamante:** Ms. Lisa Dahl visited their home to see the project site from their view. Their concern is that the project site must look visually appealing from above, as well. They agree that getting rid of the white roof and bare ground would be a significant improvement.
- **Charles Schudson, 1430 Vista Montana Road:** Mr. Sefton has been in contact with Judge Schudson for input on the trail system and has had several conversations regarding the hiking trails in Sedona.
- **M Taylor, 580 Barcelona Rd:** Mr. Stevenson and Mr. Sefton have had multiple conversations regarding her concerns, which included having sound tests performed to show that noise at or just above the legal limit is not detectable on the Rolling Hills property.
- **Scott and Shelly Porter, 341 Calle Linda:** Mr. Sefton has conversed via several emails with Mr. & Mrs. Porter regarding the project.
- **Duane Miller:** Phone conversation with Mike Stevenson in support of project.
- **John E. Sather, AIA, 400 Skyline Drive:** Mr. Sather email stating reasons against rezoning of proposed property site.

- **George Moore, owner of the land to the west of this project:** Mr. Stevenson has had continual conversations with Mr. Moore regarding the interactions of these two properties.
- **Tom Purcel, President of the Rolling Hills HOA:** Mr. Purcel was contacted by Mr. Stevenson. They have been in continuous conversations since the beginning of the project, so that Mr. Purcel is aware of all steps of this process, and can therefore keep the HOA informed for the progress of the project.
- **Rolling Hills HOA:** Before Mr. Stevenson made application to the City for the Zone Change, he presented the project at the HOA's meeting. This was an important presentation to test how the public would react to this idea.
- **Casa Contenta HOA:** Ms. Lisa Dahl has met with the HOA on numerous occasions to inform them of the project and to obtain feedback, their concerns, etc. The HOA's main concerns were the possibility of light poles, and service lights and the dumpster being visible to the residents.
- **Raneen Pommier, Le Springs HOA:** Mr. Sefton met and gave Ms. Pommier the Letter of Intent, Elevation and Site plans for the purpose of passing the document and plans out to the attendees of the upcoming HOA meeting.
- **Judy Adams, National Forest Service:** Ms. Adams was contacted by Mr. Sefton to discuss the National forest's concerns regarding noxious weeds.
- **Jennifer Burns, National Forest Service:** Ms. Burns has had several discussions with Mr. Sefton, and has had an on-site meeting with him and Mr. Stevenson. At this on-site meeting, they discussed incorporating a future trailhead and, if the Forest Service decided to do it, they would conduct the process. She also said this would be a great opportunity for connectivity of the trail system. Ms. Burns explained that they would monitor usage of viewpoints and trailheads so that they can use signage and mapping to persuade visitors towards under-utilized areas. The popularity of this site would give an advantage to the Forest Service in advertising other trail locations.
- **Mr. Denney, Owner of Best Western Inn:** Mr. Sefton contacted Mr. Denney. Mr. Denney offered to provide van service to the restaurant and stated that the restaurant would be a great asset to area.
- **Elizabeth McIntire, Manager of Best Western Inn:** Mr. Sefton contacted Ms. McIntire and gave her information on the project, and extended an invitation for her to offer comments.
- **Sarah Beard, Sedona Trolley:** Mr. Stevenson contacted Ms. Beard to discuss a possible trolley stop at the project site; not beneficial for the Trolley.
- **Verde Lynx:** Mr. Stevenson contacted them to discuss a possible on-site bus stop, but was told that this site would not generate enough use to warrant a bus stop.
- **James McNatt, Mayor of Borrego Springs California (California's first Dark Sky Community):** Mr. McNatt met on-site with Mr. Stevenson and Mr. Sefton regarding Dark Skies, and how Borrego Springs became a Dark Sky City. Also discussed was the potential opportunity to incorporate "star gazing" as part of the experience. "Borrego Springs is an unincorporated area of northeast San Diego County. Borrego Springs has a long and colorful history. Anza-Borrego Desert State Park®. Dark Sky Community. There are no big-box, or chain, stores. The slower, uncomplicated pace, the scenic beauty and the human scale of Borrego Springs combine to produce a rustic, authentic desert experience, a special place, in all seasons. Come for the Solitude, Sunshine, Stars and So Much More - Put yourself in our place. The village of Borrego Springs is uniquely surrounded and protected by the amazing 600,000 acres, here where in San Diego County's only desert community, the nearest stoplight is fifty miles away."(Borrego Springs Chamber of Commerce).

- **Nat and Charlie White - Night Sky:** Mr. Stevenson and his design staff, along with Scott Yates (represented Lisa Dahl in her absence) met with Mr. Nat White and were educated on the rules of Dark Sky compliance. The night sky is a major feature and enhancement to the restaurant. Ideas of ways to reduce interior and exterior lighting included using back light menus so lighting can be kept low.
- **Scott Kardel – Night Sky:** Mr. Stevenson teleconference with Mr. Kardel of International Dark-Sky Association.

For the Design Review and Zone Change, we had two mailings. The first mailing was mailed by November 6, 2012 for the onsite Open House held on Sunday November 18, 2012 from 4 pm to 5 pm that was **open to all** interested parties. The second mailing was mailed by February 7, 2013 for the onsite Open House held on Thursday February 21, 2013 from 4 pm to 5 pm that was again **open to all** interested parties. Additional open houses or mailings will be as needed. All information and site plans will continue to be uploaded to the web and ftp sites.

For the **first Open House** (see attached), we sent notification letters, including a Vicinity Map, Comment Sheet, an 8 1/2x11 Site Plan and an isometric view of the proposed building and elevations with material samples to owners of properties, which fall within 500 feet of the referenced project based on the information obtained by the City of Sedona GIS Department, and also Casa Contenta HOA, Les Springs HOA and National Forest Red Rock District, for a total of 60 mailings, explaining the proposed Design Review and Zone Change Application. This letter included the date for the first Open House to be held on 11/21/12 and the first P&Z Meeting to be held on 1/2/13. After we sent the mailings, we received notice that the P&Z meeting was changed from 1/02/13 to 1/03/13. At the 11/21/12 Open House, we provided a flyer that noted the change of date for the P&Z meeting, we sent another mailing (from the mailing lists) to alert the neighbors of the date change, and we also included the P&Z Meeting date change in our response letter(s) to those neighbors who sent us comments.

As a result of the mailing for the 11/18/12 Open House, we received eight comments that either approved or opposed the proposed project, or voiced concerns regarding safety issues, lighting, noise and traffic issues (see attached).

- **David Taylor:** Concerns regarding noise (bands, special events, loud garbage), lighting, future businesses on property site. Response letter mailed to Mr. Taylor.
- **Patricia Gill:** "Excited and happy about it....it will be a great addition to our town". Response letter mailed to Ms. Gill.
- **Buck Buchaniec:** "Completely approve of your proposal for color and material for proposed Mariposa structure". Response letter mailed to Mr. Buchaniec.
- **Lee & M Taylor:** "Is SEC and the City of Sedona aware of how much noise from 700 W 89A echoes into Rolling Hills Estates?.... we are opposed to rezoning of 700 W. 89A". Response letter mailed to Mr. & Mrs. Taylor.
- **Michael Romito:** Concerns regarding turning left into restaurant and turning left into Rolling Hills subdivision – possible collisions. Response letter mailed to Mr. Romito.
- **Seth Ellis:** Opposed to re-zoning due to "much more night time activity and traffic at site" and "site lighting will substantially increase ambient lighting in Rolling Hills and other nearby neighborhoods". Response email sent to Mr. Ellis.

- **Robert Kops:** Concerns regarding number of trees on proposed site (suggests more trees and shrubbery), lighting (would like very low level lighting). "I hope the City approves your plans". Response letter mailed to Mr. Kops.
- **Jack Miller:** Concerns regarding hours of business transactions, entertainment noise level, traffic congestion (especially delivery traffic), traffic speed, entrance to proposed site and entrance to Rolling Hills – possible conflicts. Response letter mailed to Mr. Miller.

The 11/18/12 Open House was conducted during the conceptual application to obtain public comments. This is an important step in the public process, but is often understated. Ms. Dahl generously offered her orders at this Open House. There were displays of the Building Elevations, Site Plan and aerials of the project, and a flyer showing the Site Plan on one side and a description of the project on the other. This was important not only to obtain the neighbors' input, but to begin a long and close relationship with our new neighbors. It is important, even at the most basic level, to be good stewards to our community. Although there were 30 attendees who signed in at this Open house, there were many more in attendance (see attached sign in sheet). We provided the City with a summary of our public involvement for this Open House (see attached Citizen Participation Report dated 11/28/12).

For the **second Open House** (see attached), we again sent notification letters, including a Vicinity Map, Comment Sheet, an 8.5x11 updated Site Plan and an isometric view of the proposed building and elevations with material samples to property owners, who fall within the required 500 foot radius, Les Springs and Casa Contenta HOAs, and the attendees (who signed in) from the first Open House, for a total of 72 mailings. This letter included the date for the second Open House to be held on February 21, 2013. An updated flyer was created showing the updated Site Plan on one side and updated description of the project on the other, along with the date of the April 2, 2013 P&Z meeting. This Flyer is also available at SEC offices and Dahl's restaurants. A display of the building elevations for the project is at Dahl's restaurants.

As a result of the mailing for the 2/21/13 Open House, we received nine comments, seven who approve of the proposed project and two who still voiced concerns regarding lighting and traffic issues (see attached).

- **Barbara Hellman:** "Building looks beautiful", but still has concern regarding lighting and night sky". Response letter mailed to Ms. Hellman.
- **Charles Schudson:** "Call if you have any questions on Adobe Trail, and good luck". Response letter mailed to Judge Schudson.
- **George Moore:** "Excited about this project making a nice statement for our community". Response letter mailed to Mr. Moore.
- **Michael Romito:** Continuing concerns regarding the left turn conflicts. Response letter mailed to Mr. Romito.
- **Patricia Gill:** Kitchen window looks directly onto the project and... "I am very enthusiastic about this project". Response letter mailed to Ms. Gill.
- **Robert and Stephanie Buchaniec:** Very strong letter in support of project. Response letter mailed to Mr. & Mrs. Buchaniec.
- **David McCoy:** Wholly supports the rezoning.
- **Marcia Bickford:** "Looking forward to an upscale restaurant"... "really appreciate 'painter's point' idea". (Unable to send response letter due to name not on mailing list or Open House Sign-In Sheets – no return address).
- **Bob Kops:** Full support for zoning change and proposed restaurant..."I strongly urge the Mayor or Council expedite their approval of the project in fairness to Ms. Dahl and Mr. Stevenson and the area residents". Response emailed to Mr. Kops.

The 2/21/13 Open House was conducted during the preliminary application (and despite a snow storm), to continue obtaining public input. There were displays of the Building Elevations, updated Site Plan and aerials of the project, and a flyer showing the updated Site Plan on one side and a description of the project on the other. Although there were 15 attendees who signed in at this Open House, there were as many as 20 people in attendance (see attached sign-in sheet). All in attendance stated positive comments regarding the project. We provided the City with a summary of our public involvement for this Open House (see attached Citizen Participation Report dated 2/27/13).

The process to date has been very positive with supporters, along with constructive criticisms, that will make us all better neighbors.

In addition, Sedona Red Rock News has received and printed numerous Letters to the Editor regarding the project (see attached). While a few letters oppose the proposed project, the majority of letters support it. There have been four articles in the Sedona Red Rock News, beginning January 9, 2013, and most recently February 27, 2013, addressing the proposed project (see attached).

- **Opinions Expressed in Sedona Red Rock Newspaper:**

- **1/16/13 – Jack H. Miller:** Against Re-zoning... "this is no place for a high volume business of any kind".
- **1/25/13 – Hugh Scott:** Added to (above) Jack Miller opinion with additional cautions regarding the proposed project.
- **2/01/13 – John Griffith:** Support for proposed site.... "A win-win".
- **2/01/13 – Heather Molans:** Support for proposed site... "If museum was OK, so is a restaurant".
- **2/01/13 – Helen King:** Support for zoning change... "Lisa Dahl could work miracles with the place".
- **2/01/13 – Chuck Davis:** Don't have problem with re-zoning, however, ... "no sewer connection at the site ... and standard septic won't handle new possible volume".
- **2/01/13 – Chuck Stein:** Support for proposed site... "What a fabulous place for a restaurant".
- **2/13/13 – Mimi Esser & Robert Crabb:** Support for proposed site... "Restaurant.... is an excellent idea".
- **2/20/13 – Barbara Vincent & Keith Oswald –** Support for proposed site... "Mariposa project... is worthy of the City's use of courage in approving the requested zoning change".
- **3/06/13 – Harry Feltman:** support for proposed site... "Ms. Dahl, you have my vote & I'd be honored to be there on opening night".

- **Articles in Sedona Red Rock Newspaper:**

- **1/09/13 – "Restaurateur Eyes Dilapidated Land".** P&Z Commission takes first look at zone change on Cook's Hill.
- **1/30/13 – "Taylor Keen on Cook's Hill Land".** P&Z commission wants to discuss City buying the property for open space.

- **2/06/13 – 2 articles: “Cook’s Hill Property Discussion Continues”**
 - Sedona P&Z Commissioners continued to discuss a proposed zone changes for a high-profile property between Uptown and West Sedona.
 - Idea of City purchasing property dies at P&Z work Session.
- **2/27/13 – “City and Dahl Reveal Plans to Public”**. Sedona restaurateur Lisa Dahl and property owner Michael Stevenson invited residents to see just what they envision for a piece of dilapidated property on Cook’s Hill.

This summarizes the Citizens Review Participation Process to date. If you require any other information, please call me at 282-7787.

Sincerely,



Luke A. Sefton, P.E.
Executive Vice President

Attachments: 11/28/12 Citizen’s Participation Report
 1st Open House – 11/18/12:
 Invitation letter (with attachments)
 Address Mailing list
 List of mailings returned as undeliverable
 Comments (and our response to comments)
 Open House Sign-In Sheet
 Contact List (excel worksheet)
 8.5x11 Flyer
 2/27/13 Citizen’s Participation Report
 2nd Open House – 2/21/13:
 Invitation letter (with attachments)
 Address Mailing list
 List of mailings returned as undeliverable
 Comments (and our response to comments)
 Open House Sign-In Sheet
 Contact List, updated (excel worksheet)
 8.5x11 Flyer
 Sedona Red Rock Newspaper Articles & Opinions
 Up-To-Date Master List of Contacts

Mariposa Comments Received By City Staff – In Support

1.	<p>Name: Perry Brush</p> <p>Message: I support the proposed rezoning and proposed development of the Mariposa Restaurant. This is such a great property for a restaurant and who better than Lisa to pull it off. Currently the land is vacant and its potential wasted, I believe the proposed restaurant will be a positive addition to the community and a great use for the property.</p>
2.	<p>Name: Nina & Bracken Cherry</p> <p>Message: Just wanted to say that it would be great for Sedona to allow Lisa and company to create another wonderful restaurant! And what an ideal location! I hope the best for all of you!!!</p>
3.	<p>Name: Albert Gaulden</p> <p>Message: Lisa Dahl is the most successful restaurateur in Northern Arizona. I have eaten in Dahl & DiLuca and Cucina Rustica more than I have dined anywhere else in Sedona. Nothing compares to her restaurants\' ambiance or food preparation and service. When I heard about her plans to build Mariposa in the old real estate building I thought it was a brilliant idea. Lisa never fails and what Sedona needs is a visionary like her to put a magnificent, yet successful crown jewel restaurant in that hilltop spot. I would advise installing a traffic signal at the entrance/exit to allow patrons to come and go with maximum safety. I can\'t wait for her to open Mariposa.</p>
4.	<p>Name: Wib Middleton</p> <p>Message: Lisa Dahl creates world class restaurants. As business owners and 14 year residents, my wife and I have often discussed how the former R E Central property would be a perfect venue for a restaurant. We have no doubt that Lisa will do an outstanding job with the property and the space... like she always does.</p>
5.	<p>Name: Jerry Buley, Ph.D.</p> <p>Message: I cannot imagine a better use for this space than a restaurant to show of the beauty of our city. I cannot imagine a better person to run that restaurant then Ms. Lisa Dahl. She has a proven track record of success in Two location. I live in uptown Sedona I am firmly behind this project. We should be pleased Mr. Stevenson and Ms. Dahl are willing to do what is necessary to make this happen. We cannot let the naysayers delay or shoot down this project for petty reasons. This is good for all of Sedona, now just the immediate area.</p>

6.	<p>Name: Kevin H. Cushman</p> <p>Message: Dear Audree,</p> <p>I understand that the zoning laws require some sort of a switch in order for Lisa Dahl to get an OK for a restaurant to be erected where the real estate building is at the present. It\'s just taking up space and it\'s an eyesore. Why not move the necessary papers and get it done.</p>
7.	<p>Name: Yuerg Eichmann</p> <p>Message: The proposed Mariposa location would be a perfect fit for Lisa and her Restaurant Concept. Not only is the Dahl Di Luca Restaurant wonderfully suited for Sedona, the owner\'s spiritual understanding of the area would give this kind of embarrassing vacant building new life and create a new landmark only a wonderful spirit should occupy. I full heartedly support Lisa and her staff in her endeavor to improve this location and make it part of Sedona.</p>
8.	<p>Name: Joseph Modica</p> <p>Message: To whom it may concerned: I am very much in favor of the new project. It seems like the right thing to do. It is such a beautiful spot to be just sitting there wasting away. I am retired Army, 25 years, retired :Law Enforcement 20 years. I hope you let someone take that space and beautify it.....Joseph</p>
9.	<p>Name: Mark & Carrie Peterson</p> <p>Message: Hi Audree--- Carrie and I have been B&B operators for 5 years on Wednesday. We have been sending guests and of course ouselves to Lisa\'s restauraunts religiously. As a former restauraunt manager I understand quality when it comes to dining, and though I also understand that this community is inundated with dining opportunities, you can never have enough of them that offers what Lisa has over many years. Additionally I have found her to be an outstanding citizen of Sedona and very supportive of this community both business and residential. Carrie and I have said for years what a great location for a restauraunt... and can think of no one better to utilize that space--- Thank you for this forum and obviously I strongly endorse the Mariposa project.----</p> <p>Mark Innkeeper--- Cozy Cactus B &B--- #4 Trip Advisor</p>

10.	<p>Name: John Blangiardo</p> <p>Message:</p> <p>To whom it may concern @ Sedona Planning & Zoning Board:</p> <p>My wife & I are residents of Sedona, more specifically, the Village of Oak Creek. I am forwarding this email to cast my vote to change the zoning classification of Lisa Dahl's proposed new restaurant location complex on 89A from its existing, \"Professional Office\" designation to C1 zoning. As I am sure you are well aware, anything Lisa Dahl is involved in is \"First Class\" in every way, and no doubt her energy & efforts will turn the present, \"eye sore\" structure into one that the entire town, state, nation, & beyond, will be proud to display and utilize. This is especially true because of its location, which is fully on display to all residents & visitors to our wonderful community. My wife & I very much look forward to dinning at the, \"Maraposa Restaurant\", which can only come to fruition via affirmative action on the part of our town's governing board.</p> <p>Thank you for reading our email, and feel free to contact me at your convenience if you have any questions...</p>
11.	<p>Name: Susan Bishop</p> <p>Message:</p> <p>I was a concierge at the Hyatt for many years. I love the way the property was developed at the Hyatt, leaving the view areas for the public to enjoy. When guests would ask for dinner reservations at restaurants with views, there are few, strange considering the abundance of landscape surrounding our town. To allow this Mariposa property to be able to be enjoyed by the public is wonderful. And Lisa Dahl is the person to do it. Everything she touches is classy, delicious, and her attention to detail is flawless. I am looking forward to making reservations there myself!</p>
12.	<p>Name: Tip Roberts</p> <p>Message:</p> <p>Hi Audree,</p> <p>This one looks like a \"No Brainer\". The building and parking area looks to be well thought out and well designed. Access and egress is better than 99% of the existing business locations in Sedona. It is a lot more attractive than the existing structure and her food is \"outstanding\". Put me in the \"Go for-It\" category.</p>
13.	<p>Name: Enocha Ryan</p> <p>Message:</p> <p>What a handsome project this looks like for a building site that has laid dormant for quite some time. Everyone knows that whatever Lisa Dahl does turns to beauty, elegance and greatly enriches everyone.</p>

14.	<p>Name: Raymond K. Sullivan</p> <p>Message: Dear Ms. Juhlin,</p> <p>May wife and I go to Sedona, a getaway with several great restaurants, several times a year. A third Dahl restaurant would guarantee the extension of each jaunt by at least one day.</p> <p>We urge the Board to be supportive.</p>
15.	<p>Name: Keith Oswald & Barbara Vincent</p> <p>Message: We are long time residents (Barbara since 1973 & Keith since 1990) who have been active on many non-profit boards in the community on a sustained basis. We strongly support Lisa\'s proposal for the Mariposa development because of her amazing ability to develop first class businesses that are compelling attractions for both residents and visitors. We can\'t think of any entrepreneur in this area who has exceeded her ability to make her ventures successful at a level that has attracted statewide approval. We know there is opposition to the proposal from residents on the hill across the street from the proposal and one or more former city officials who are genuinely concerned about traffic on that part of 89A. But we hope that the planning commission and our City Council will have the courage to approve the project knowing that Lisa will work with them to make the venture a safe success and a pleasurable destination for the greater majority of all of us.</p>
16.	<p>Name: Maureen</p> <p>Message: Hello,</p> <p>I am writing in support of the proposed new restaurant on Cook\'s Hill. Since I moved here in 1988 I have thought that this would be a wonderful place for a restaurant. It has location and views for tourists and locals alike. People going there might also be drawn into the other businesses in West Sedona. That a local, well known, and excellent restauranteur would be the one to do this is frosting on the cake.</p> <p>Those who complain that there would be too much traffic for the entrance to Rolling Hills might say the same about any other entrance to a subdivision off of 89A or 179. Clearly the traffic is away from personal driveways or children playing and that issue shouldn\'t play in the consideration of this spot for a restaurant.</p> <p>Thank you for your consideration.</p>
17.	<p>Name: Steve Snyder</p> <p>Message: My wife, Glenda, and I are all in favor of this project. It would be a wonderful addition to the community. Lisa Dahl does everything first class. Please approve the plan for Mariposa!</p>

18.	<p>Name: THOMAS CIOSEK</p> <p>Message: Dear Audree Juhlin,</p> <p>It has come to my attention that there is a pending application for a planning and zoning change for the proposed Mariposa restaurant in Sedona.</p> <p>I do not live in Sedona, but hope to move to Sedona in the future.</p> <p>I wish to let you know that I feel that there is a need for this planning and zoning change in order to allow the building of this proposed fine restaurant.</p> <p>I have the opportunity to visit this fine town at least four times a year, and find that it is in need of a restaurant of this magnitude.</p> <p>I feel that the town of Sedona would benefit immensely and I certainly would look forward to making the Mariposa restaurant one of my stops when I frequently visit Sedona.</p>
19.	<p>Name: GBFreeman</p> <p>Message: Absolutely a go!</p>
20.	<p>Name: Joyce and John Evans</p> <p>Message: We live in Ohio but our trips to our Sedona at the Ridge would never be complete without dinner at Lisa\'s restaurants. This proposal can only enhance your area.</p>
21.	<p>Name: Janise Witt</p> <p>Message: Dear Audree,</p> <p>I have often passed by what used to be the Real Estate Central office in West Sedona and have thought what a beautiful spot to have a business or a building that accentuates the landscape. When I took a look at Lisa Dahl\'s vision for Mariposa, I was really blown away. It\'s really such a spectacular location for such an exquisite restaurant. It would only benefit Sedona to have such a beautiful tribute to our community.</p> <p>To me this is a no brainer.</p>

22.	<p>Name: PlatoChamis</p> <p>Message:</p> <p>The specious foolish negative comments require rebuttal. These comments are made by a very small self-serving group which intends to protect its elitist position.</p> <p>The prior owner created a fair amount of cross traffic to begin with. The addition of the new viewing parking has merely added to this situation. ANYTHING opened at the site will create cross traffic, so now we're only talking about degrees, which will be dealt with in any case. The city has had an eyesore for over six years. How much longer will citizens & visitors continue to view such a visible deteriorating site before someone- anyone - even shows any interest So far, no one. Perhaps another six years?</p> <p>Yet, now we have a proven highly successful LOCAL person anxious to greatly improve the site, plus add revenue, and payroll the city. When all else fails, surely the city's common sense must apply here.</p> <p>We'll not even bring up the so-called \"restaurant odor\" argument.</p>
23.	<p>Name: Pam Greene</p> <p>Message:</p> <p>I support Lisa Dahl's proposed Mariposa project. Currently, the site is an eyesore and very visible to anyone who drives through Sedona. Lisa has proved to the community that she is capable of creating and maintaining high quality restaurants - I am sure the Mariposa will be as fabulous as both of her other restaurants.</p>
24.	<p>Name: Les Belch</p> <p>Message:</p> <p>While we live and work outside the limits of the City of Sedona, we would like to lend our support for the approval of the Mariposa Restaurant. As active owner/innkeepers of Canyon Villa Inn since 2000, we have always considered the addition of Cucina Rustica here in the Village of Oak Creek to be a tremendous asset to this unincorporated part of Sedona. And we cannot imagine why the Mariposa Restaurant would be anything but an equal asset for the City of Sedona, especially with the architectural considerations that will be made for the proposed location. Lisa Dahl's fine restaurants continue to provide a wonderful service to the greater Sedona community, contributing to the quality life for residents and businessowners who consider Sedona their home. We support this project whole heartedly.</p>

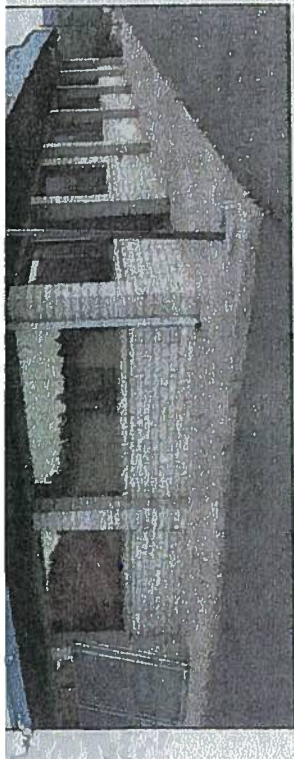
25.	<p>Name: Thom Wright</p> <p>Message: Hello, My name is Thom Wright. I don\'t live in Sedona, I live southeast of Phoenix in Queen Creek. My partner, Harry, and I have traveled to Sedona every year for our anniversary for the last 17 years, and a couple of other times through out the year. Lisa has provided a fantastic dining experience for us on all of our visits. While visiting Sedona a while back we noticed that the real estate office had closed down and we discussed how that would make a great location for a restaurant, with the location and great view. I can\'t think of a better plan than to allow Lisa to develop that property to another one of her great dining experiences. Cucina Rustica is a destination for us and so would be Mariposa. Thanks for your consideration.</p>
26.	<p>Name: Vince Watson</p> <p>Message: We are writing in support of the proposed zoning change regarding Lisa Dahl\'s Mariposa restaurant project. The proposed building and adjacent landscaping and parking will reflect the highest and best use of this land. Lisa\'s restaurants are high quality. Mariposa will provide yet another quality dining experience for our community, and the site plan reflects an aesthetically pleasing addition to State Route 89A.</p>
27.	<p>Name: roy</p> <p>Message: I have attended some of the board meetings, and I would like to offer my strong support for the requested zoning modification. Aside from enjoying eating at Lisa\'s establishments, especially Cucina Rustica, I think that the proposed useage of the property is an excellent choice. The one objection at the first meeting by a local restaurant owner citing sunset safety issues is not well placed. People drive on these roadways and have to sometimes navigate the issue of the westerly sunset. However, that exists whether you are exiting from the local residences, the former real estate business that existed there, the hiking trail, or coming/going to another restaurant. That sun issue exists all the way westerly on 89A. Should you reconsider the safety issues of those businesses? The improvment in appearance will enhance the overall appeal of that stretch of road. The addition of another fine dining option is always welcomed. The quality of effort and product produced by Lisa is unquestioned, why not let us enjoy another dining experience in our community?</p>
28.	<p>Name: Bruce Huelat</p> <p>Message: A first class project I know there will always be contrarians that will try to impose their view (because they can). However, they are not our communities view. Now we will have a choice to relax and enjoy our areas greatest assets, it\'s views. Ms. Dahl has dedicated her business\'s to giving all of us a great experience.....</p>

29.	<p>Name: Charles R. Wolter</p> <p>Message: After reviewing the site and the plans for the Mariposa Restaurant, I believe that the improvements to the site and the restaurant will be a great asset to the community. Further, after listening to the concerns that have been raised and taking another look at the site, I am convinced that any reasonable concerns can be mitigated.</p>
30.	<p>Name: Mr. & Mrs. Charles R. Thiede</p> <p>Message: This is in reference to the proposed Restaurant by Lisa Dahl. We would like to express our FULL SUPPORT for Lisa\'s Restaurant on 89A. My husband and I live in the Village, at Avenida de Piedras, in the \'Las Piedras\' Community. Our home is very close to Cucina Rustica. In fact, it\'s within walking distance of our house. We live here for quite a number of years and Cucina Rustica is not only one of the BEST Restaurants in all of Sedona, if not THE BEST. To our knowledge, there has never been a disturbance of any kind. The new Restaurant would be a PLUS for Sedona</p>
31.	<p>My husband I live in Les Springs. We do not have any objections to Lisa Dahl's Mariposa proposed restaurant. It will be a great addition to the area - much improved over the closed realty office.</p> <p>Joan Matuga</p>
32.	<p>Name: Tricia Garland</p> <p>Message: My husband Dan and I whole heartedly believe that the zoning should be changed so that Lisa Dahl can open another wonderful restaurant! Lisa does everything with such impeccable taste and everything she touches is so beautiful and is such a great asset to our community. Not only is Lisa the most amazing restaurateur, she has given her heart and soul to Sedona in countless ways. We can not think of a better person or business to be in this location!</p>
33.	<p>Name: Nina Meyer</p> <p>Message: The proposed drawings for Mariposa are simply stunning! Beautifully designed. It\'s hard to imagine the city of Sedona is fighting this. What a wonderful and welcome use of the space! Good luck.</p>

34.	<p>Name: Dawn Ruehs</p> <p>Message: I can think of no better use of the land than another restaurant by Lisa Dahl.</p> <p>As beautiful as Sedona is, there really aren\'t many restaurants with spectacular views.</p> <p>This property has the potential of being the best restaurant, with the best views in all of Arizona.</p> <p>Mariposa would be an asset for our community.</p> <p>Lisa Dahl not only creates a beautiful, unique athmosphere offering exquisite meals...she continues to improve upon everything she is involved in, even when it appears perfect to most people.</p> <p>I fully support the proposed zoning change for the development of Mariposa!</p>
35.	<p>Name: Mike & Christine Trcic</p> <p>Message: We are in total support for this project. We feel it is a proper use for the site and that Lisa Dahl has the expertise to renovate the site into something Sedona will be proud of. It will bring tax revenue to the City and be a welcome dining addition to our tourists and locals alike.</p>

Mariposa Comments Received By City Staff – Against

1.	<p>Name: Meri Thomason</p> <p>Message:</p> <p>As much as I like Lisa Dahl and enjoy visiting her two restaurants in the area, and as much as I appreciate the aesthetics of the design for Mariposa, I feel I MUST speak up AGAINST the rezoning request.</p> <p>My concerns are based on: lights, traffic flow and safety, environmental beauty and septic issues.</p> <p>The recent installation of street lighting on 89A does, in fact, already impact our dark skies. As a community, we understand the need to protect our citizenry and visitors who cross the highway at night. The light posts are intrusive on Sedona\'s beauty by day and project reflected light into the sky at night. No longer can we view the stars as they rise above the horizon. I understand how this lighting makes the roads safer for everyone. However, with the zoning change and then Lisa\'s restaurant, I am positive even more lights would be forthcoming - and the benefit would NOT be for everyone. I SAY NO.</p> <p>The traffic flow on Cook\'s Hill is faster than other parts of town because there are no issues with lots of cars needing to turn in or out of that location, especially when visibility is reduced at night. I believe that, should a zoning change be made and a restaurant be constructed, it would not be long before we would have reduced speeds or a stoplight – OR BOTH, and I want to avoid them. Anyone riding in the bike lane would also be at risk. I SAY NO.</p> <p>The current building is, indeed, an eyesore. I hope to see a new building in its place - but one that will not bring attention to itself in the way a restaurant would. The natural beauty surrounding the property is what I want to have our visitors experience as they make their way down Cook\'s Hill. A zoning change and the proposed restaurant would only call more attention to the property. I SAY NO.</p> <p>The Office/Professional zoning on this lot is appropriate for septic. A restaurant would increase the volume of waste and could bring on many problems. I SAY NO.</p> <p>Lights, traffic, beauty, and septic - four reasons why my conscience propels me to speak up AGAINST the zoning change and, unfortunately, the Mariposa Restaurant being considered.</p> <p>I understand another venue in town is available for purchase - already zoned for a restaurant. Perhaps Lisa can use that property for her next endeavor.</p>
2.	<p>Message:</p> <p>I am not supportive of this restaurant, it is in the middle of the road, and It is awkward to get in and out of.</p> <p>I think Lisa is a great business women, but is in over her head and the community does not need the traffic jams that it would cause.</p> <p>Please keep my name private.</p>



Tom Hood/Larson Newspaper

THE CITY OF SEDONA'S Planning and Zoning Commission met on Thursday, Jan. 3, to discuss whether to allow a zoning change for the Real Estate Central property on Cook's Hill. Sedona business owner Lisa Dahl hopes to open a restaurant at the site.

SEDONA 1-09-13

Restaurateur eyes dilapidated land

Planning and Zoning Commission takes first look at zone change on Cook's Hill

By Patrick Whitehurst
LARSON NEWSPAPERS

If approved for a zone change, a high-profile Sedona building could become the city's newest restaurant.

While the city of Sedona's Planning and Zoning Commission didn't make a formal decision on a zone change for a property on Cook's Hill between Uptown and West Sedona, it did ask for more information before making a decision.

Commissioners met Thursday, Jan. 3, to discuss whether to allow the change.

Property owner Michael Stevenson attended the meeting, along with Sedona restaurant owner Lisa Dahl, who hopes to open a new restaurant at the visible State Route 89A

High-Roller Zone Change

The property owner of a location midway up Cook's Hill between Uptown and West Sedona seeks a zone change on the property that would allow local restaurant owner Lisa Dahl to open a new restaurant at the location. The site is currently zoned office/professional. If approved for a zone change, the existing building would be remodeled to allow for more dining space.

As we go forward, there may be a couple more."

Following approval, the building would be renovated to more than 4,000 square feet, with additional outdoor dining space also added. No lighting poles have been proposed with the development.

Two driveways

By Patrick Whitehurst
LARSON NEWSPAPERS

Sedona has become the location of the state's first confirmed case of a rabid animal attack in 2013.

According to Yavapai County Community Health Services, the incident occurred Jan. 2 near Elmersville Road southwest of Sedona when a child was bitten by a fox outside of his residence. The fox was later captured by Arizona Game and Fish.

It tested positive for rabies Thursday, Jan. 3.

CCHS Public Information Officer

"The minor is doing fine and undergoing the post-exposure rabies treatment."

David McAtee

Yavapai County Community Health Services
Public Information Officer

David McAtee said the family of the child reported the incident to authorities. Further details on the family were not available as

of press time.
"The minor is doing fine and undergoing the post-exposure rabies treatment." McAtee said. A second ox was acting abnormally, and an. 4. YCCHS president. That fox is in Sedona area as well. Arizona Game and Fish to take precaution animals.

Christmas Tree Trade-Off



along with Sedona restaurant owner Lisa Dahl, who hopes to open a new restaurant at the visible State Route 89A north-side location. The site is surrounded by Coconino National Forest land along State Route 89A near the Rolling Hills subdivision.

Stevenson sought a zone change from office and professional zoning to general and commercial zoning, which would allow for a restaurant on the property. The applicant also sought a development review on the project.



Lisa Dahl

As part of the project, two parcels at the site would be combined into a single 2.25-acre parcel. The building located on the site measures more than 3,000 square feet and has been vacant for approximately six years. Planning and Zoning Chairman Marty Losoff said the commission does not take zone change requests lightly.

"A zone change affects us all, not only today and tomorrow, but for years to come. In particular, this site is a major one for Sedona. It's up on the hill, has a great view, and what goes up there is really important to all of us," Losoff said. "In the last couple of months, this is now the third re-zoning application we have received and I think,

Commissioner Norm Taylor said he did not support the zone change request. "I think it should be left office/professional. I think we could be here all night talking about selected alternate uses for that property," Taylor said. "Cars are driving up to 50 mph and 40 mph for sure and this property is located off a graded

space also added. No lighting poles have been proposed with the development. Two driveways enter the site from State Route 89A, one located on each parcel. A deceleration lane was also recently added to one of those driveways.

While he said he supported the concept, Losoff said the commission was concerned about possible impacts caused by a zone change, citing additional uses at the site. Noise, traffic and landscaping were cited as some of the concerns related with the project.

"If we rezone it and if the applicant agrees to some of these limitations, it could give us some ability to control what actually goes in there," Losoff said.

Commissioner Norm Taylor said he did not support the zone change request. "I think it should be left office/professional. I think we could be here all night talking about selected alternate uses for that property," Taylor said. "Cars are driving up to 50 mph and 40 mph for sure and this property is located off a graded

▶▶ see LAND 18A

BRENT BITZ, left, of the city of Sedona's Sustainability Commission, hands an Arizona Cypress seedling to Sedona resident Mike Jones on Saturday, Jan. 5, at the city's Christmas tree recycling lot located at the corner of Saddle Rock Circle and State Route 89A in West Sedona. Commission volunteers handed out more than 300 seedlings, provided



Tom

USFS imp heritage si

By Jeff Bear
LARSON NEWSPAPERS



File photo/Larson Newspapers

A GUIDE at Honaki Heritage Site explains the ruins to school children. The U.S. Forest Service is making improvements at the site to better educate visitors.

As anyone who has ever visited a heritage site in the Red Rock Ranger District knows, the U.S. Forest Service goes to great lengths to protect them from looting and vandalism, as well as those who unwittingly cause damage due to carelessness or lack of respect for the site. With visitor education being the primary goal, the U.S. Forest Service began making improvements to the entrance to Honaki

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emale ballet dancers for its current season.

Under the direction of Candy Quillian, the ballet company is dedicated to providing quality performance opportunities to the area's accomplished ballet dancers, enhancing the standards of ballet training, and providing career opportunities as well as introducing the ballet experience to community audiences. Following SCBC's recent sold out production of "The Nutcracker," the company will reform the 1870s ballet "Coppelia" in April.

Auditions will be held Saturday, Jan. 19, at p.m. at Danse Sedona: School of Classical Ballet and will consist of barre and center combinations. Dancers should provide a resume including headshot, first arabesque and tendu ala seconde. Women should be prepared to do center work en pointe. Minors should be accompanied by a parent or guardian. For more information, contact Quillian at: donachamberballet@gmail.com.

in such ballets as "The Nutcracker," "Firebird," "Carmen" and "Our Town" among others. She studied in both the Vaganova and Cecchetti syllabi and also studied ballet and modern dance at the University of Georgia. She is the former artistic director of Omni Dance Company and High Desert Dance Company, and is the principal instructor at Danse Sedona.

She began her teaching career at Memphis Academy of Ballet, the official school of Tennessee Ballet, and has been teaching for over 30 years. She has also served on the faculties of Prescott Valley Academy of Classical Ballet and Yavapai College. Quillian brings a wealth of experience to dancers of all ages. Many of her former students have or are now enjoying professional careers in the ballet, and she is committed to the cultivation of young talent as her students dance professionally both in the U.S. and abroad.

Game and Fish seeks poacher information

The Arizona Game and Fish Department is seeking the public's assistance in finding the individual or individuals responsible for illegally killing a free bull elk in a poaching incident in Northern Arizona.

The poaching may have occurred sometime between Dec. 3 and 5, and took place while a bull elk season was underway in Game Management Unit 5B, on the Coconino National Forest. Officers investigating the case discovered three bull elk carcasses left in an area near S. Forest Service roads 14 and 124C, southeast of Mormon Lake, about 30 miles southeast of Flagstaff. Evidence discovered at the scene indicates that the elk were partially skinned, with most of the edible meat left to waste.

"We investigate numerous poaching cases throughout the year and rely heavily on the

public's help in catching the people that do this," Wildlife Manager Clint Adams said. "This is a huge resource loss and all it takes is one piece of evidence to break a case. We need information from someone who was in that area the first week of December, as they may have enough information for us to apprehend the poachers."

Anyone with information regarding this case can call the department's Operation Game Thief Hotline toll free at (800) 352-0700 or use the online form at www.azgfd.gov/thief. Callers should provide case number 12-003002 when calling. All calls may remain confidential upon request. A reward of up to \$3,000 may be available for information leading to an arrest. To learn more about Operation Game Thief, visit the department's website.

Elks Hoop Shoot at West Sedona Saturday

The annual Elks Hoop Shoot will be hosted once again by the Sedona Elks Lodge Saturday, Jan. 12, at 9 a.m. at the West Sedona School gym. This is an annual free-throw contest for ages grouped in 8 to 9 years old, 10 to 11 years old, and 12 to 13 years old.

The contest is an annual event hosted by local Elks lodges and is free to all contestants. This event is the local qualifier with winners advancing to a district competition in Clarkdale. Winners then advance to a regional finals and possibly to the national finals held in Springfield, Mo., where the NBA Hall of Fame is located.

Contestants wishing to participate need to be at the West Sedona School gym by 9 a.m. Saturday, Jan. 12. Past Sedona contestants have gone on and been successful. Participation is the most fun, so all children are welcome to have the chance to shoot some free throws. For more information, contact Tod Christensen at 300-3369.

BITES: Signs could be posted at trailheads

From Page 1A

Two dead foxes have also been reported found in the area, McAtee said.

"We are working with the [Arizona] Game and Fish Department and the [U.S.] Forest Service to determine if it would be appropriate at this time to post warning signs in the area at trailheads," McAtee said.

When hiking, carry a walking stick or pepper spray, do not handle dead or injured animals, keep pets on a leash and ensure vaccinations are up to date, do not handle wild or unfamiliar

animals, teach children safe practices concerning wild animals and seek a doctor immediately if bitten by a wild or stray animal.

If possible, quarantine the animal and call local animal control.

Rabies can be a fatal disease that affects the nervous system of humans and other mammals. The disease can be treated via rabies vaccines after a victim has been bitten by an infected animal.

Patrick Whitehurst can be reached at 282-7795, ext. 125, or email pwhitehurst@larsonnewspapers.com

Marty Losoff

Sedona Planning and Zoning Commission Chairman

LAND: Access is a concern for commission

From Page 1A

highway on a curve. There is no barrier in the center. There are some people that would like to see a center lane planted, and I am one of them, but [Arizona Department of Transportation] has to do it."

Taylor also said he believes the city should consider purchasing the property.

The commission sent Stevenson away with suggestions for altering his proposal to address its concerns. The project will be brought before the commission again Thursday, Jan. 31.

Patrick Whitehurst can be reached at 282-7795, ext. 125, or email pwhitehurst@larsonnewspapers.com

Fibro/Arthritis support group meets Saturday

The fibromyalgia/arthritis and related diseases support group will meet Saturday, Jan. 12, at 10 a.m. in a conference room at Verde Valley Medical Center in Cottonwood.

Those attending are asked to enter at the main entrance and walk through to the conference rooms.

How did you take care of yourself during the holiday season? Did you breeze through it? Did you have problems coping? Come and share your experiences. We'll all leave the meeting at noon feeling better for the sharing. Those who are in chronic pain, their supporters and caregivers are welcome. For information, call Bea at 649-3465.

Taylor keen on Cook's Hill land

P&Z commissioner wants to discuss city buying the property for open space

By Patrick Whitehurst
LARSON NEWSPAPERS

A request for a zone change on a visible State Route 89A property between Uptown and West Sedona will go before the city's Planning and Zoning Commission on Thursday, Jan. 31.

Commissioners will also discuss a possible city purchase of the property from owner Michael Stevenson during the meeting for use as open space. The meeting is scheduled for 3:30 p.m. at Sedona City Hall. Commissioners are also scheduled to discuss the property's proposed zone change from business residential to commercial.

Commissioners first talked

"It's never been on the city's radar to purchase that property. The City Council has never talked about it."

Audree Juhlin
Interim Community
Development Director

about the property Jan. 3 — particularly whether to allow the zone change.

While the Planning and Zoning Commission didn't make a formal decision on

» see LAND 1 7A

Decision on dome delayed

By Trista Steers MacVittie
LARSON NEWSPAPERS

Sedona residents must wait a little longer to find out what will happen to the collapsed dome at Barbara Antonsen Memorial Park.

The city of Sedona canceled the meeting Wednesday, Jan. 30, during which it expected the Sedona City Council to make a recommendation on how to proceed following the collapse of the dome Aug. 14. The meeting should be held in late February.

Sedona City Manager Tim Ernster said staff doesn't have all the information it needs and the internal project team must be on the same page before a recommendation can be made.

The team formed after

Dome Team

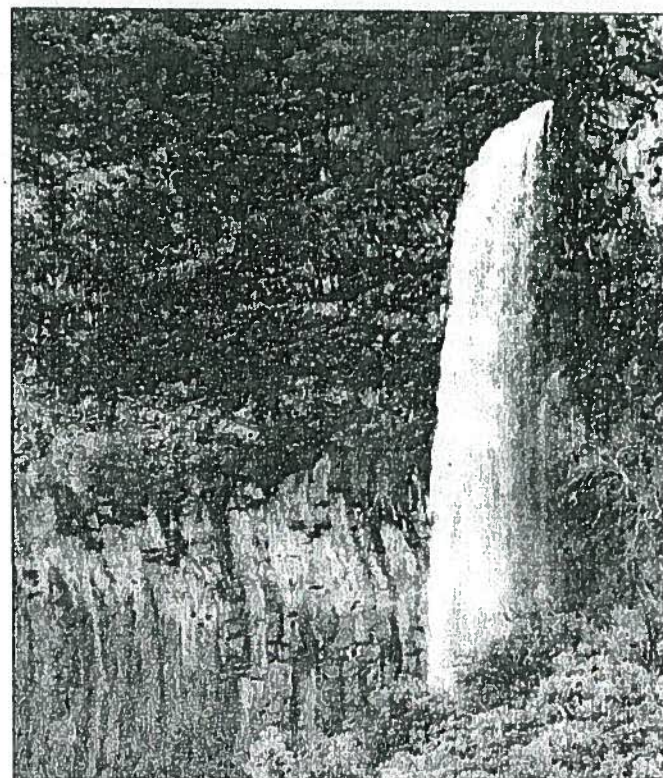
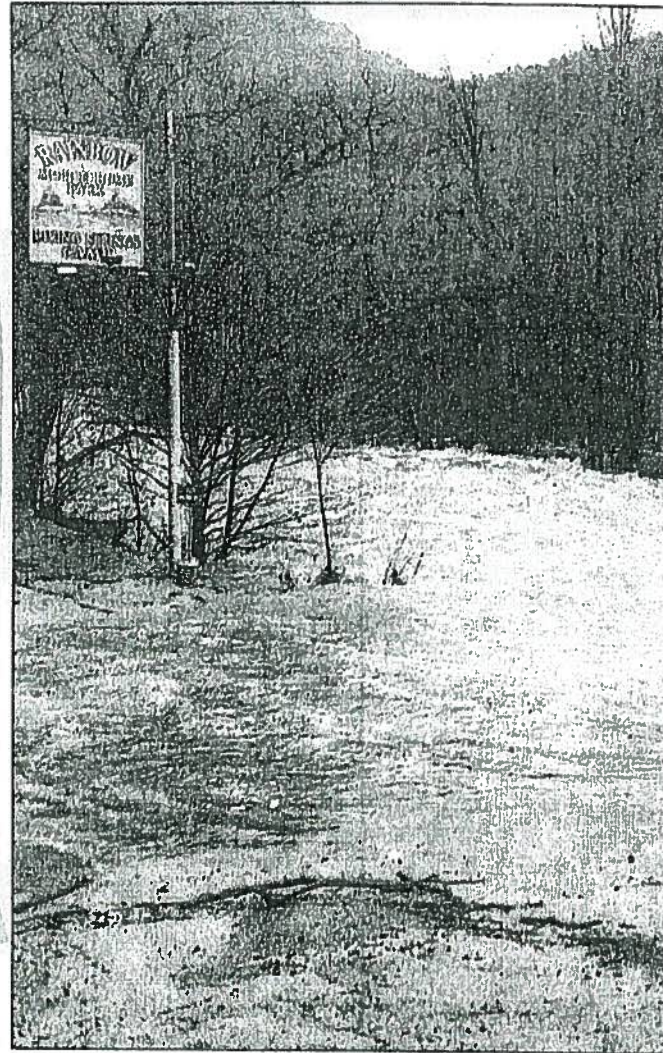
The city of Sedona formed an internal team to evaluate the cause of the dome collapse, identify options for moving forward and consider costs. The team consists of:

- City staff
- Tiffany Construction
- Friends of Posse Grounds
- The architect
- The construction engineering firm
- The subcontract involved with the dome when the collapse occurred
- Forensic engineers hired by the city to evaluate the collapse

dome, being built at Posse Grounds Park, to collapse during construction. It consists of city staff, Tiffany Construction, Friends of Posse

RRNEWS 1/30/13

Oak Creek



LAND: Staff says city hasn't looked to buy

From Page 1A

a zone change during that meeting, it did ask for more information in order to make a more informed decision later.

Stevenson attended the Jan. 3 meeting, along with Sedona restaurant owner Lisa Dahl who hopes to open a new restaurant at the visible State Route 89A north-side location. The site is surrounded by Coconino National Forest land and State Route 89A, and is located near the Rolling Hills subdivision.

Stevenson sought a zone change from office and professional zoning to general and commercial, which would allow for a restaurant on the property.

The applicant also asked for a development review on the project. As part of the project, two parcels at the site would be combined into a single 2.25 acre parcel. The building located on the site measures more than

3,000 square feet and has been vacant for approximately six years.

Now the city will discuss its own interests in the property as well, but isn't likely to investigate a purchase, according to Interim Community Development Director Audree Juhlin.

"At the last meeting the Planning and Zoning Commission talked about the project and one of the commissioners, Norm Taylor, said the best use for the property would be open space. He wondered if the city would entertain the possibility of purchasing it for open space. None of the other commissioners discussed it as a possibility, but Norm Taylor asked for it to be placed as a future agenda item," Juhlin said.

Acquiring the property, she added, isn't something the city has discussed prior to the upcoming meeting.

"It's never been on the city's

radar to purchase that property. The City Council has never talked about it," Juhlin said. "If it did go any further, all it would be is a recommendation from the Planning and Zoning Commission to Sedona City Council on whether it's a good idea or not to purchase it. It would then be placed on a City Council agenda for discussion to take place."

Regardless of discussions about a city purchase, a recommendation on a zone change will still progress during the Jan. 31 meeting, she said.

"The rezoning and development review will not stop," she said.

Planning and Zoning Chairman Marty Losoff declined to comment on the agenda items, stating he would reserve comment for the meeting itself.

Patrick Whitehurst can be reached at 282-7795, ext. 125, or email pwhitehurst@larsonnewspapers.com.

The Sedona Women offering scholar

The Sedona Women, Who Make a Difference, is pleased to announce is offering one or more individual scholarships of \$2,500 each. The scholarship will be awarded this year to women whose education has been interrupted and who plan to resume, or have resumed, their education.

Applicants must be permanent residents of Verde Valley which encompasses Sedona, Cottonwood, Cornville, Camp Verde, Rimrock, Lake Montezuma and the Village of Oak Creek and must already have accepted at an accredited academic or vocational institution.

The Sedona Women's 501(c)(3) organization further details, go to the website and click on the H. Wolfe Scholarship link to the form is on the scholarship page. The application deadline is Monday, April 1, 2002.

DOME: Ernster wants entire team to agree

From Page 1A

Grounds Park, the architect, the construction engineering firm, the subcontractor involved during the failure and a forensic engineer hired by the city.

The forensic report found the design of the dome didn't cause the collapse, but instead cited construction practices as the culprit. Council approved \$42,000 for the report Sept. 25.

"We think the report is a very objective, thorough representation of what happened," Ernster said.

The staff recommendation regarding where to go next needs to come from the entire team, Ernster said, which means each player must accept the findings.

"We feel it's extremely important all the members of the team accept the findings in that report," he said, "and take responsibility for their

roles. If the solution is the problem costs more money, it needs to be a shared responsibility."

The report identified construction recommendations to improve the project.

"Those are the things everyone has to buy into," Ernster said. "If everyone doesn't agree, problems can arise."

When it's time for council to make a decision, a representative from each of the entities on the dome team will be present to answer questions. It won't be time to go to council until the team can tell council why the dome fell down, how it can be rebuilt and how much it will cost, Ernster said.

The team meets again in the next week, according to Ernster, and will continue to move toward supporting a single recommendation to council.

Trista Steers MacVittie can be reached at 282-7795, ext. 124, or email editor@larsonnewspapers.com.

Parks & Rec offers Feng Shui demo

Join Sedona Parks and Recreation on Saturday, Feb. 16, to explore "Feng Shui: Finding Peace in a Stressful World." The presentation will be held in two parts from 10 a.m. to noon and 1:30 to 3:30 p.m. with breaks during each session.

The first session focuses

The second session covers letting go of clutter, placing furniture and artwork through room-by-room feng shui tips and fixing harmful outside energies, plus more.

Also covered throughout the day are fun ways to learn about oneself and see the space

of nature. Feng shui is also about changing one's life by bringing in specific colors, shapes and visualization techniques. It includes learning about the flow of energy and how it can affect health and well-being.

The class will be held in the Recreation Room at Peace

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THEir STOPS, THE VEHICLE WILL SPEND IN THE [driver] to find out if they have a driver's license, registration and proof of insurance. Once they get that, they will tell the person why they stopped.

"It's up to the officer whether he issues a traffic citation, a written warning of some type or a verbal warning. There are so many things that come into play and we give our officers the discretion to make that assessment."

Common reasons for stops

» see DRIVE 1 9A

"Be aware of the vehicles in front of you and the vehicles beside you," Wheeler said. "If you're paying attention and focusing on your driving, you'll know what speed you're going and you will stay within the speed limit. You'll plan ahead of time."

"Right now there are so many distractions, with cell phones and other types of equipment in cars, that assessment."



Trista Struts MacVittie/Larson Newspapers

2/6/13
RN NEWS

Cook's Hill property discussion continues

By Patrick Whitehurst
LARSON NEWSPAPERS

Sedona Planning and Zoning Commissioners continued to discuss a proposed zone change for a high-profile property between Uptown and West Sedona.

The project was shifted to a Thursday, Jan. 31, special work session for further discussion following a conceptual hearing earlier in January. As part of his zone change request to restaurant zoning, property owner Michael Stevenson agreed to restrict a number of the uses for his property that would typically be allowed under C1 zoning, including the use of the property as a cocktail lounge.

Stevenson attended the Jan. 31 meeting, along with Sedona restaurant owner Lisa Dahl, who hopes to open a new restaurant at the visible State Route 89A location. The site is surrounded by Coconino National Forest along State Route 89A, and is located near the Rolling Hills subdivision. Commissioners first discussed the property Jan. 3 — particularly whether to allow

the zone change. While the Planning and Zoning Commission didn't make a formal decision, they did ask for more information in order to make a more informed decision later.

Stevenson sought a zone change from office and professional zoning to general and commercial zoning, which would allow for a restaurant on the property. The applicant also sought a development review of the project. As part of the project, two parcels at the site would be combined into a single 2.25-acre parcel. The current building located on the site is more than 3,000 square feet and has been vacant for approximately six years.

Planning and Zoning Commission Chairman Marty Losoff said the purpose of the work session was to ask questions of staff, provide comments and address concerns.

"It also allows the applicant to provide us with additional information," Losoff said. "Our normal meetings are on the first and third Tuesday of every month."

Losoff pointed out there are two aspects to the proposed project.

"I still don't want to give up my existing rights to the property, although I am sensitive to the city's needs, and I think I've proven that."

Michael Stevenson
Property Owner

"One part is rezoning and the second part is the actual placing of a restaurant after it's been reviewed," Losoff said. "There have been a lot of comments, both here and in the community, about what a great idea to have the restaurant. That aside, the main issue, and the basic issue, is the rezoning. Should we or can we rezone the property to allow for something like a restaurant to

» see PROPERTY 1 9A

Idea of city purchasing property dies at Planning and Zoning work session

By Patrick Whitehurst
LARSON NEWSPAPERS

The matter of whether the city of Sedona should purchase land between Uptown and West Sedona got no further than a Thursday, Jan. 31, Planning and Zoning Commission work session.

The discussion followed a Jan. 3 meeting during which commissioners discussed a city purchase of the property from owner Michael Stevenson for use as open space.

The high-profile property, located on Cook's Hill, is currently before the commission for a zone change from office/professional to commercial use as a restaurant.

Commissioner Norm Taylor, during the Jan. 3 meeting, asked whether the city should consider purchasing the property, which led to the Jan. 31 discussion. Besides Taylor, no other commissioners expressed an interest in investigating the matter further, however.

Taylor provided commissioners with a written document during the Jan. 31 meeting to illustrate his point. That document was not read aloud during the public meeting.

"What I would say is that this whole idea came up from the [Sedona] Community Plan. During that process,

» see CITY 1 9A

WEATHER



63/41

Partly cloudy with light winds.
Weather Forecast / 2A

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A JULIET & ASSOCIATES

CITY: Other commissioners squelch Norm Taylor's idea

From Page 1A

when I was a team member, that came up," Taylor said. "I was looking for a place to put displaced properties as I say in [the document] and came up with that land between Airport Mesa and Schnebly Hill. At the same time, this property was up for sale and there was a proposal to put a film museum there."

"Now I'm looking at the community plan and I see they're proposing it as an industrial park back there near Schnebly Road. My thought on acquiring this property was that we trade it, so we don't grow the city by taking forest land," Planning and Zoning Chairman Marty Losoff called the document "well-written."

"I think you made your

"We do need to look at planning and zoning into the future, which does mean planning as well as zoning."

Marty Losoff

Sedona Planning and Zoning Commission Chairman

point very clearly," Losoff told Taylor. "We do need to look at planning and zoning into the future, which does mean planning as well as zoning. I think you've done a very good job keeping us on our toes with looking out into the future."

Losoff said, with the new Sedona Community Plan process under way, he isn't willing to suggest the city buy property. Instead, he suggested

waiting until the community plan has been approved.

"There may be other, more strategic properties that would fit in better with our needs in the long-range plan, and who knows where that might be?"

"We've heard lots of talk about other areas in the city where we could, or should, look at. I would hold off any decision on any kind of recommendation for those reasons," Losoff said.

"The [community plan] steering committee has not proposed anything specific at this point. There are ideas being floated out there, but nothing has been specifically proposed."

"I have to applaud Commissioner Taylor's enthusiasm for wanting to do something positive for the city. I just don't know if this is right for the city to even look at. I don't know what the finances are," Commissioner Scott Jablow said. "I don't really see it going all that far. When I look at the [restaurant] proposal that has come before us, it's quite impressive."

"For people to come into our city on State Route 89A and see the proposed restaurant, I think it [would] be beautiful and add to our city. I think we should continue that process."

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PROPERTY: Zoning public hearing will be held in April

From Page 1A

be put on it?"

Commissioners also discussed the possibility of a zone change to single-use permitting.

Originally, Stevenson said he sought to add a restaurant to his original zoning designation of office professional, but asked for the zone change when city staff said a restaurant could not be added to his existing zoning.

"I still don't want to give up my existing rights to the property, although I am sensitive to the city's needs, and I think I've proven that," Stevenson said. "I still want to be able to maintain some property rights and special use narrows that down to a

High-Profile Zone Change

The property owner of a location in the middle of Cook's Hill between U.S. 89 and West Sedona seeks a zone change that would allow local restaurant owner Lisa Dahl to open a new restaurant at the location. The site is currently zoned office and professional. If approved for a zone change, the existing building would be remodeled to allow for more dining space.

single use and that's just too restrictive."

Commissioner Norm Taylor expressed his disapproval for the project during the Jan. 31 meeting.

"I don't think it's any place for a restaurant because of the traffic and safety concerns," Taylor said.

The commission will likely discuss the matter again, for possible approval,

at its next regular meeting Thursday, Feb. 28. Prior to that, commissioners will examine the project and related materials, including a traffic study of the area, Losoff said.

A public review will be held in April with the commission. Following that, the matter will go before Sedona City Council for approval.

What Happened?

Don't Know? No Problem!

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Jordan Reece/Larson Newspapers

FUTURE DINERS at Lisa Dahl's proposed Mariposa Bella Cocina restaurant will have an unobstructed view of Wilson Mountain and the Solider Pass area. The restaurant is

the topic of the Sedona Planning and Zoning Commission's work session on Thursday, Feb. 28, and likely faces a vote on a zoning change on Tuesday, April 2.

RRNEWS 2/27/13

City and Dahl reveal plans to public

By Trista Steers MacVittie
LARSON NEWSPAPERS

Sedona restaurateur Lisa Dahl and property owner Michael Stevenson invited residents to see just what they envision for a piece of dilapidated property on Cook's Hill.

The duo held an open house Thursday, Feb. 21, in conjunction with Southwest Environmental Consultants and city of Sedona staff at the site where Dahl hopes to build a new restaurant.

"I've longed as a chef to expand my horizons or my abilities and my creativity with a new genre of food," Dahl said in an interview after the open house.

The property owned by Stevenson is currently zoned office/professional, but he is seeking a change to general commercial which would allow for operation of Dahl's third Sedona restaurant at the site. The next Sedona Planning and Zoning Commission work session to discuss the property is Thursday, Feb. 28, at 3:30 p.m. in the Vulture

Conference Room. The commission's recommendation to Sedona City Council will be determined Tuesday, April 2.

Dahl and Stevenson greeted those who attended the open house making themselves available to answer questions and talk about the vision.

City staff attended to answer any questions regarding the city approval process, Sedona Interim Community Development Director Audree Juhlin said.

"We weren't there to support [the project] or not. We were just there to provide information," she said.

Once a real estate office, the building Dahl hopes to remodel and add to, creating another fine-dining location, now sits vacant with a leaking roof and aesthetically unattractive exterior.

Whether Dahl's dream will come true, however, lies in the hands of the city.

"We are at the mercy of the approval process," Dahl said.

Stevenson, as the owner, has the



Trista Steers MacVittie/Larson Newspapers

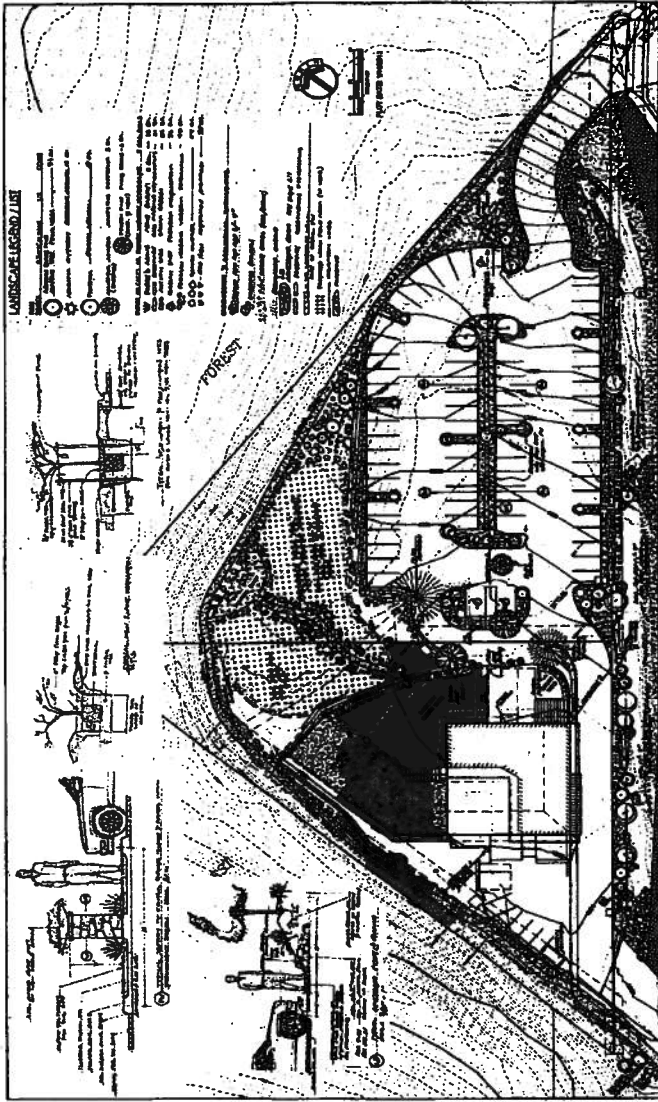
GENERAL CONTRACTOR Phil Morris, right, restaurateur Lisa Dahl and her partner Scott Yates speak at an open house Thursday, Feb. 21, where they answered questions from the public about the proposed restaurant on Cook's Hill.

▶ see DAHL I 8A

By J
LARSON

A professio
from the Inter
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THE PROPOSED MARIPOSA BELLA COCINA would occupy the site where the vacant former Real Estate Central building is located. Access would be from two driveways off of State Route 89A, located at the bottom of the map.

Map courtesy of Southwest Environmental Consultants

DAHL: P&Z will discuss proposed restaurant on Feb. 28

From Page 1A

most onus regarding demands to be met for a zone change.

When Dahl and Stevenson entered in the process, they knew it wasn't a project in which they could "snap fingers" and be done, she said.

Not only will the project add another dining option to Sedona's scene, something Dahl said the city could certainly use, but it will also provide jobs for people in the area.

Dahl said she longs for the go-ahead seeing it as a "special scenic opportunity."

"It's a beautiful spot that calls to be a restaurant," Dahl said. If the community supports and embraces Dahl's project, she said she will do everything within her human ability to turn "another



thoughtful, loving, caring consciousness into an opportunity to marry the environment to the culture of cuisine." She will honor the land, patronage and environmental concerns.

A restaurateur and chef in Sedona's fine-dining realm for nearly two decades, Dahl said it makes sense for her to expand within the community she's

efforts to this city.

"It's such a pivotal time," Dahl said.

The zone change and the design will be presented at the April 2 meeting. The Planning and Zoning Commission makes only a recommendation on the zone change, which is then forwarded to City Council. Council then considers the change and decides whether to approve the request or not.

The design, however, only needs Planning and Zoning Commission approval. It could be approved April 2 pending a council also later granting the zone change.

Trista Steere MacVittie can be reached at 282-7795, ext. 124, or email editor@lancasternewspapers.com

Proposed restaurant would be hazardous

My wife and I have been a residents of Rolling Hills for the past 14 years. Rolling Hills is a bedroom community, and even though Lisa Dahl is a respected businesswoman, the property on Cooks Hill should not be rezoned for the following reasons:

- There is no buffer zone [buildings] and the noise is going to be at a decibel level that will make the homes close to State Route 89A unlivable. To add to this problem, the rendering shows an outside patio which will add to this noise level.

- If anyone thinks that the building will look like the rendering and the landscaping, think again.

- Regardless of how many times they clean the vent system, the cooking odor will inundate the Rolling Hills community.

- The eastbound deceleration lane that has been put in place is at the exact spot where residents of Rolling Hills, when traveling west on State Route 89A, make the transition to the center lane to turn left into Rolling Hills Drive. This is a blueprint for head-on collisions, especially for tourists [attempting] to make a left turn into the intended establishment while somewhat unsure of where they are going.

- Parking at Dahl's present restaurant is constantly in chaos, but with it being a business district, patrons are more cautious after a dinner and glass of wine when entering the highway.

This is no place for a high-volume business of any kind. The traffic alone is a major deterrent, and there has already been a three-car collision, as reported by the *Sedona Red Rock News*, at this location.

Jack H. Miller
Sedona

River Basin states. The recently released "Colorado River Basin Water Demand and Water Supply" study stated that the the Colorado River — a critical source of water for Arizona and the six other Colorado River Basin states — is already over-allocated. The study predicts that it will be over allocated by 25 percent, or 3.2 million acre feet, due to population growth and as yet unknown changes in water availability due to climate change by 2060. This is clearly a western states problem, and can only be addressed by cooperation among the water managers of all seven Colorado River Basin states if a critical shortage of water is to be avoided. An important tool in this effort is the U.S. Geological Survey Northern Arizona Regional Groundwater Flow Model to predict the impact of groundwater pumping. In addition to finding "new" sources of water such as rainwater collection on a large and small scale, and increased use of reclaimed water, and other measures, it may well be necessary to revise our 19th century approach to water management in the face of a looming water shortage.

Chris Jensen
Cottonwood

Editor's Note:

■ The figures quoted in this letter were referred to in an Opinion article by Robert Glennon and Peter Culp. Glennon is regents professor at the University of Arizona and author of "Unquenchable: America's Water Crisis and What To Do About It." Culp is a partner in the Phoenix office of Squire Sanders, where he manages the firm's Western water and natural resources practice.

Revise 19th century approach to water

Tom O'Halleran calls our attention to a critical issue affecting the Colorado

Volunteers needed for tax preparation

It's nearly tax time. Catholic Charities Community Services is seeking volunteers to help those in need with free tax preparation. Last year, our volunteers completed 141 returns for vulnerable individuals and families

in Cottonwood and Camp Verde. We hope to do even more this year.

We need volunteers as tax preparers, greeters and site coordinators. No experience is necessary. As an Internal Revenue Service-partner Volunteer Income Tax Assistance provider, all training and materials are provided.

Tax preparation services are part of EmpowerU, a Catholic Charities program to help vulnerable individuals and families to permanently improve their financial situations and achieve long-term prosperity through education, skill and resource building, planning and mentorship.

Catholic Charities Community Services helps people of all faiths, backgrounds and abilities and has been serving Central and Northern Arizona since 1933.

We will begin providing free income tax preparation in early February, so we urgently need volunteers now.

Those interested should contact me at 634-4254 ext. 54119 or sbarber@cc-az.org.

Steven Barber
EmpowerU VITA Coordinator
Catholic Charities Community Services

Dahl would make restaurant beautiful

Is the Planning and Zoning Commission confused about the difference between a fine dining experience and a fast food drive-thru? After reading the article reporting the Jan. 3 meeting for the request of world-renowned restaurateur Lisa Dahl to open another of her restaurants at what is now a six-year eyesore, I learned Chairman Marty Losoff and commissioner Norm Taylor are concerned about the importance of what goes up there, and noise, traffic, landscaping and cars speeding up the hill, respectively.

Knowing the reputation of Dahl, she would surely transform this first and last negative impression people have of Sedona into something safe and beautiful, as are both her restaurants. Isn't it time for the Planning and Zoning Commission to think more progressively?

Donald McClelland
Sedona

Fight over debt ceiling follows fiscal cliff battle

By Rich Lowry
NATIONAL REVIEW

GUEST PERSPECTIVE

The budget crisis is over. Long live the budget crisis.

Now that the fiscal cliff has been resolved, we're on to the fight over raising the debt ceiling.

President Barack Obama wants no part of it. Immediately after Congress passed his tax

accept the House Republican extension of all the Bush tax cuts, and instead insisted on forcing a choice between higher tax rates on the wealthy or going off the cliff.

He got his way. Not because Republicans wanted to raise

the president bristled. He has apparently been an innocent bystander while the national debt increased by 60 percent since he took office.

We've hit the debt limit of \$16.4 trillion, and it will need to be extended in a couple of

In a better, more rational world the debt limit wouldn't be a too of budgetary policy. But it is one of the few must-pass pieces of legislation Republicans can use to force spending cuts, and it obviously relates directly to our budget problem. If the president doesn't want the debate over it to go nerve-wrackingly down to the wire, he can set out a serious offer, now.

Of course, he's doing the

Zero tolerance for senseless carnage

How long are we, as a community, going to permit our children and citizens to be slaughtered by mechanical devices?

Every year, 42,000 — five per hour — die needlessly as a result of these horrific instruments of death.

Is it time to get tough to enact legislation and laws?

Why do cars need high capacity engines with 100 horsepower or more? Do they need to accelerate to 60 mph in five seconds? Shouldn't 1 mph over the speed limit result in loss of the driver's license for life and confiscation of their vehicle? Speed kills.

Shouldn't there be a breathalyzer on every car from the factory?

Shouldn't police focus on traffic control?

Shouldn't high performance assault vehicles that are jacked-up, noisy exhaust and big tires that encourage recklessness be banned?

Why do we allow NASCAR to promote speed and reckless driving?

Shouldn't cell phones, that are responsible for 4,000 deaths a year, be required to be in a locked case in the trunk?

Shouldn't every driver pass a psychology background test to prevent road rage?

Don't we need our president to issue executive orders for zero tolerance to eliminate this senseless carnage?

James Pierce
Cottonwood

Generous Sedonans boost Toys for Tots

Sedona Detachment No. 1237 of the Marine Corps League would like to thank everyone in Sedona for their contributions to Toys for Tots.

Your kind generosity assisted the Sedona Detachment in being able to give toys to 1,263 children who otherwise would have gone without at Christmas.

The Marine Detachment would also like to give a very special thanks to all the businesses that donated toys or allowed us to place a collection box in their establishments.

On behalf of the Sedona Detachment, Marine Corps League and all the kids in Sedona and the Village of Oak Creek, we thank you. We look forward to your support in November when we will do it all over again.

Semper fidelis.

Ray Stueve
Commandant
Marine Corps League
Sedona Detachment

Young lion orphans may inhabit Sedona

Regarding the Jan. 18 article: "Mountain lion spotted in Sedona" by Patrick Whitehurst, per the current Arizona Game and Fish Department website:

■ Mountain lions are hunted from August to May.

■ Bobcats are hunted from August to March.

■ Of the 12 hunt units from the Flagstaff and Sedona area, there are six hunt units — 8, 5B, 6A, 6B, 5B, 11M — surrounding Sedona.

■ Young mountain lions stay with their mothers until they are 18 months to 2 years old.

■ Mountain lions can travel significant distances.

To the untrained eye, a full-grown bobcat can look like a young mountain lion. Often, female bobcats and mountain lions are shot leaving their young as orphans. These orphans may wander into populated areas.

C. McDonald
Sedona

Tourists, terrain are a recipe for tragedy

To Jack Miller's letter ["Proposed restaurant would be dangerous" *Sedona Red Rock News*, Jan. 16] I would add an additional cautionary note. While the proposed restaurant on Cook's Hill arguably would make for a fine dining experience during daylight hours, it would be an invitation to vehicular

manislaughter at night. That stretch of State Route 89A is poorly illuminated. Drivers making left turns in or out of the restaurant will have to exercise extra caution, especially those whose visibility is limited because of the nearby crest of the hill. Mix in tourists unfamiliar with the terrain, add a few glasses of wine, and you have a recipe — pun intended — for tragedy. Somebody better have deep pockets to settle liability lawsuits if city officials unwisely create a driving hazard at that location. A highway overpass leading to the restaurant might be a cheaper alternative.

Hugh Scott
Village of Oak Creek

Arizona Medicaid one of nation's best

AARP Arizona would like to thank Gov. Jan Brewer for her decision to support the expansion of the Medicaid program in the state, better known as the Arizona Health Care Cost Containment System. The governor's call, during her 2013 State of the State Address, demonstrates that she is focused on improving the lives of those that are most vulnerable in Arizona, the children and the poor.

Brewer will be seeking to expand AHCCCS for people up to 133 percent of the federal poverty level as part of federal funding under the Affordable Care Act as well as restore coverage for 250,000 childless adults.

AARP welcomes this move as currently one out of six Arizonans lacks health care coverage. Uncompensated care ends up costing all of us through higher-priced services, insurance premiums and out-of-pocket expenses.

AARP urges the Arizona Legislature to follow the governor's lead in supporting a Medicaid expansion and restoring coverage for thousands of childless adults. After all, Arizona voters mandated better coverage for the poor under Proposition 204 and AHCCCS is one of the best Medicaid programs in the nation for cost containment and effectiveness.

Cynthia J. Fagyas
Arizona Communications Director
AARP

Veterans Affairs makes one less chore for vets

By Freddy Groves
VETERANS POST

GUEST PERSPECTIVE

If you receive a pension from the U.S. Department of Veterans Affairs, one annual chore just became a lot easier.

You no longer have to submit an Eligibility Verification Report.

Until now, you've had to fill

This is going to be a win-win, officials say — you don't fill out forms, and they get more personnel working on the backlog

If you haven't signed up for the pension and think you might be eligible, you must be one of the following:

■ Age 65 or older

you receive, if eligible.

Additionally, you must have served during a wartime period.

If you're housebound and need the aid and attendance of another person, you may receive additional money.

To find out if you're eligible for the pension, you'll need Form 21-526 Veteran's Application for Compensation

now turns the 10K around at ill — thanks. the chamber's had a year to last year, what didn't and e made.

selhoff and her team have in is becoming a great Sedona

will be the Sedona commu- premiere events again brings

n't only about winning. Many ng to simply participate in a le others are challenging only elves.

are invited to share in the e, which include an expo at crafts village, pasta dinner and g other activities.

st of events, see Sports &

A. *Rock News* wishes those partici- luck and welcomes those who ity for the race.

ok up while you're plugging izing red rocks might just pull

— Trista Steers MacVittie
Managing Editor

ERS POLICY

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ds or fewer. Letters in excess of 300 words
magazine's discretion.

Letters to the Editor

Editor's Note

■ Restaurant Lisa Dahl is interested in purchasing the vacant building and lot on the north side of State Route 89A on Cook's Hill if the city of Sedona grants a zone change allowing for a new restaurant. The Planning and Zoning Commission meets Thursday, Jan. 31, in the Valdez Conference Room at Sedona City Hall at 3:30 p.m. to discuss the matter. Below is a sample of many letters received the last few days.

Great views, good, staff — a win-win

The recent request to change zoning on the lot along State Route 89A can only be viewed as a win-win for the community. The current structure is a blight to the area, and the proposed restaurant is quite stunning in its architectural drawings.

Sedona only gains when well-designed commercial buildings are built on sites that showcase our spectacular views. If the design concept employed when Lisa Dahl partnered in her Village of Oak Creek restaurant is followed here, the end result will be stunning. One can hardly drive by it in the evening and not pause to admire the architecture of the building.

Great views, great food and a great staff, another feather in Sedona's hat.

John Griffith
Sedona

If museum was OK, so is a restaurant

If we were going to support a museum on the site of Cook's Hill, why not support a delightful restaurant and possible cooking school that would delight tourists and residents alike? Should we be "terrorized" by residents in a gated community above that fear their property might be devalued? They are the only voices I've heard complaining, and frankly, I'm sick of fear.

I'm sure the restaurant will ensure patrons don't leave incriminated, and will be willing to install night-compliant lighting to motor-ists can be seen exiting the facility.

Heather Melans
Sedona

Dahl could work a miracle with land

I support the zoning change for the future restaurant of Lisa Dahl. It is such a unique location that it would draw people to Sedona to see it. It's fabulous.

As it is now it looks bad and unsafe, and it is eyesore. If you think what it could be, support the zone change. Dahl is one of the most respected business people in Sedona. She could work miracles with the place.

Helen L. King
Sedona

2 things need to be worked on at site

■ There is no sewer connection at the site on Cook's Hill where Lisa Dahl wants to build a new restaurant, and the standard septic won't handle the new possible volume.

■ Also, the way in and out may require some more highway work on State Route 89A.

I don't have a problem with the zone changes, but the above two things would be tough for any new business there. Some bucks for someone to pay besides all the emotional issues already raised in the *Sedona Red Rock News*.

Chuck Davis
Sedona

Property fabulous place for restaurant

What a fabulous place for a restaurant. Can't you just see the red rocks at lunch, and dinner when the sunset is painting them red? And the dusk turning into lights around the area. And Lisa Dahl is the restaurateur of class to pull it off.

This is a big win-win. It has to happen. It is the highest and best use.

Chuck Stein
Sedona

PEOPLE ON THE STREET

YOUR OPINION YOUR ANSWERS

2009

2010

2011

2012

2013

LONG TRAIL SEEMS
A LITTLE UP SEEMS
UNNATURAL.

Red Rock News, 2/13/2013

Letters to the Editor

Bikers should try to be stewards of land

I read with some amusement the complaints viewed by local bikers [Bikers: why they are being singled out — *Sedona Red Rock News*, Feb. 1, 2013] and wanted to give my perspective on a couple items that I personally saw as a hiker in Sedona.

Approximately three to four years ago, a hiker came in from the local ranger station asking for help in the removal of graffiti in the forest in Boynton Canyon to hiking clubs and bike affiliates. An individual had sprayed neon apple green paint on rocks and trees in an attempt to outline a route for a rally. Approximately five to six hiking club members met and scrubbed off the paint using water, scrub brushes and elbow grease — not one of the bike affiliates showed up to help.

On another occasion, I was hiking with a hiker club around Cathedral Rock. The trail on the east has enough room for a single-file path. There were approximately eight people, and from behind us came the words "behind you," from a biker. He wanted all of us to move out of his way so he could continue on his ride. We had no place to move, we kept walking, trying to locate a wider area. But instead of being patient, he passed us riding off of the designated trail. At that point, I realized bikers have no manners; he didn't say excuse me, or apologize for bumping into us.

So the bikers feel they are being singled out, no wonder. They do not abide by rules

or laws, they deface our forest and they think they own the trails. I've been told that the local bike shops want to make Sedona a biking capital. I say to that: I hope not. Until they take responsibility for all bike users, and become stewards of the land, they shouldn't have any rights to complain or use of our trails in our beautiful area.

Susan Read
Village of Oak Creek

year hiking trails and working with the U.S. Forest Service maintaining official trails.

The vast majority of hikers, bikers and equestrians thank us for our work on the trails and marvel at the beauty of our environment. The few people who do not express thanks, or express disdain for what we are doing, are almost always bikers. We, the local community should be responsible for preserving the beautiful environment that we have, and we should be there to welcome, educate and assist visitors to responsibly enjoy our local environment.

Mike Haboush
Sedona

Trail builders don't understand issues

In response to "Cooperation, not discrimination, is the solution" [*Sedona Red Rock News* — Friday, Feb. 8, 2013] which stated that "Use of many of these unofficial areas and trails may cause no more damage to the environment than official trails." I strongly believe that those people creating unofficial trails probably have little or no knowledge of the biological and archeological issues involved, or don't care. This is a National Forest, not a place to be marred by unending trails, graffiti and land deterioration.

Yes, hikers and equestrians do go off trail, and yes, they sometimes do as much damage to the environment as bikes do. However, I first came to this area in 2004 and became a permanent resident in 2007. Until, about three or four years ago, there were very few unofficial bike trails. Today, there is a plethora of these unofficial trails, many of them constructed by bikers. I know this because I spend many days a

Proposed restaurant is an excellent idea

My husband and I live in Rolling Hills and we feel that Lisa Dahl's proposal to construct a first class steak and seafood restaurant at the old Real Estate Central location is an excellent idea. There is plenty of parking on the site, the views are gorgeous and Dahl has proven over and over that she brings fine dining experiences to our community.

It seems to us that the expressed safety concerns are simply another needless effort to micro-manage the behavior of Sedona's good citizens and guests.

We urge the zoning commission and the city council to approve Dahl's project.

Mimi Esser
Robert Crabb
Sedona

Marco Rubio heads up gang making a bad deal

By Rich Lowry
THE RICH LOWRY COLUMN

GUEST PERSPECTIVE

In Washington, a new gang

Also, to no avail.

We've been here before, with the Immigration Reform and Control Act of 1986. Rubio calls the 1986 law a "blanket amnesty," even though, on his terms, it wasn't unconditional

restoration of the 1986

Letters to the Editor

Informed trail users might cease misuse

My wife and I are fortunate to have lived in Sedona for 23 years. We've seen many changes, lots of development and a tremendous increase in visitors.

The one thing which has remained constant is the thing that brought us here in the first place: the beauty and grandeur of our spectacular landscape.

Our duty is to preserve and protect this wonderful place for ourselves and every generation to visit in the future. Everyone should have access to this great playground.

But some rules must exist in order to keep it spectacular.

Jeep tours are restricted to certain areas and require permits. Hikers are restricted to dedicated trails. It only follows that bicycles should comply with similar rules, using only trails specified by the U.S. Forest Service, and not be allowed to stray off the trail, where native vegetation might easily be destroyed.

We hike the local trails regularly. Even though I am not a bicyclist, I am thrilled that Sedona has become a premier bicycling destination. The bicycle rental shops are welcome additions to the local economy.

Visitors need to be made aware of how very sensitive the forest really is.

I feel that bike rental shops might take an active role in preserving the landscape.

Notices could be posted at each rental location regarding trail rules and regulations. Small pamphlets might be given to each customer as they leave to hit the trails.

Roger Mansoldo
Village of Oak Creek

City needs courage to approve change

The Mariposa project Lisa Dahl has proposed for construction of a new restaurant on the former Real Estate Central site on east State Route 89A is worthy of the city's use of courage in approving the requested zoning change. Most know that it is easier to

resist change than to risk approval of something that some residents may oppose because of former city officials may oppose because of fears of noise or traffic patterns.

Dahl has demonstrated a remarkable ability to undertake exemplary and successful restaurant projects in both the city and Village of Oak Creek. She, a remarkable marketer who attracts visitors from Arizona and other states, has proven that her upscale establishments always operate in a quiet, refined way that only contributes to Sedona's reputation for a friendly, beautiful place to visit. Her local customers are demonstrating that appreciation by already writing multiple letters of support for her proposal.

We not only don't need another six years of looking at a deteriorating empty building on that site, we also need to be sure to replace it with something we can all be proud of. Sedona Planning and Zoning Commission, please consider all the advantages and find a way to approve her proposal for the zoning change. You will be congratulated by most of us.

Barbara Vincent and Keith Oswald
Sedona

New way to buy health insurance coming

GUEST PERSPECTIVE

By David Sayen

When key parts of the Patient Protection and Affordable Care Act take effect in 2014, you'll have a new way to buy health insurance for yourself, your family or your small business: the Health Insurance Marketplace.

The marketplace is designed to help you find health insurance that fits your budget, with less hassle.

Every health insurance plan in the new marketplace will offer comprehensive coverage from doctors to medications to hospital visits. You can compare all your insurance options based

Under the health care law, you and your family also will have new protections. Health insurance companies can't refuse to cover you, or charge you more just because you have a chronic or pre-existing condition. They also can't charge more for women than for men.

Here are three things to keep in mind about the Health Insurance Marketplace:

■ It's an easier way to shop for health insurance. The Health

that lower costs are available for almost everyone. You may be eligible for a free or low-cost plan, or a new kind of tax credit that lowers your monthly premiums right away. New rules and expanded programs can get even working families on the help paying for health insurance at the marketplace.

■ Clear, apples-to-apples comparisons. All health insurance plans in the marketplace present their price and benefit

enroll in the plan of your choice. If you have difficulty finding a plan that meets your needs and budget, there will be people available to give you personalized help with your choices. These helpers aren't associated with any particular plan, and they don't receive any type of commission, so the help they give you will be completely unbiased.

The marketplace will be much more than any health insurance website you've used before. Insurance companies will compete for your business on a level and transparent playing field, with no hidden costs or

and film stars will also be in town to about their films and enjoy a small's become a premier event in the world mmaking.

film festival organization, Sedona is ds of residents who enjoy inspiring, ntertaining films, which makes packing feat.

eturns the love by selecting top-rated festival audience and those who attend pgnings put on throughout the year. al has created a comfortable home for st 18 years, and with the opening of er Theatre just in time for the 2012 ed its dominance as a premier Sedona

hours of theater time residents and nulate next week, the film festival also grams and events to keep people busy. pet Event featuring "The Last Picture usive Cast Party Gala, Sedona will be long.

— Trista Steers MacVittie
Managing Editor

LETTERS POLICY

Red Rock News welcomes your viewpoints. Send letters to letters@larconnewspapers.com or mail to:

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10 words or fewer. Letters in excess of 300 words are at newspaper's discretion.

I must include the writer's full name and, for address and phone number. Letters without a be verified and will not be printed.

Individuals will not be published. I agree that are will not be published. We reserve the right to be and good taste.

Letters to the Editor

Cook's Hill right fit for Dahl restaurant

I've lived and owned a home in Sedona for 17 years and enjoyed every year. I remember, quite vividly, driving past Real Estate Central on State Route 89A and thinking, "What a great place for a dinner house." When the office closed, I again thought, what a great place for a restaurant.

When I read Lisa Dahl was applying for a zoning change then I knew great things would happen to that parcel of land. I've dined many times at both her restaurants. If ever there was a person who could be successful at that particular location, it is Lisa Dahl. What a treat for everyone to have such a class act on Cook's Hill — even the name suggests a restaurant.

Then I read an article regarding the rezoning of this location and a statement from commissioner Norm Taylor, saying "I don't think it's any place for a restaurant because of the traffic and safety concerns." Mr. Taylor, when was the last time you drove on State Route 89A at 7 p.m.? All of the day laborers have left for the day, the residents are having dinner at home and the tourists are eating in one of our many restaurants. At this time of night, they might roll up the sidewalks. Sedona is lucky to have such a prominent and successful entrepreneur willing to invest her time, money and talent into creating another outstanding and successful business that will make

Sedona proud.

Ms. Dahl, you have my vote and I'd be honored to be there on opening night. I've been active in both real estate sales and real estate appraising during the past 40 years and I know if a particular property is the right fit. This certainly is.

Harry Feltman
Sedona

other 11 percent go?

I am baffled that the council wants to keep on spending money on this solar project, the possible purchase of land on Cook's Hill, affordable housing construction, further art installations, etc., when the city is in so much debt — a fact omitted from its illustrious annual report.

Heary Twombly
Sedona

Stringent fines may create awareness

After reading Managing Editor Trista Steers MacVittie's editorial "Trashing nature's playground should carry heavy fines" [Feb. 22, *Sedona Red Rock News*], I can only applaud you for bringing attention to this disgraceful situation which is only becoming worse. My husband and I moved to Arizona from the Midwest and have seen the roadways, desert, valleys and mountains littered with debris increasing yearly especially State Route 89A between Cottonwood and Sedona.

What I believe will have a positive effect is stringent fines enforced, greater than the \$500 posted infrequently along the roadway. Not only would there be increased revenue for the county and locale, but awareness that Arizona means business. This should be a statewide effort.

Colette McGuinness
Clarkdale

City should pay its debt, not buy panels

I am opposed to outfitting the wastewater plant with solar panels, because it's just another construction boom and a waste of money, which should be used to pay down the city's debt. According to the mayor, all the solar panels at the high school do not pay the full cost of its electric bills. So why spend lots of money on a project, whose cost savings will be minimal considering it will take decades to defray its original expense? Yet, regardless of public opinion, the Sedona City Council will vote for the construction, which it will later use as a justification for continued increases in our wastewater rates.

In case you hadn't noticed, the council is using the wastewater revenues as a surrogate city property tax. Just take a look at the "2012 Annual Community Report." Wastewater fees make up 20 percent of the city's revenues, while the council only spends 9 percent on wastewater operations. Where does the

Talented Mr. Lew definately has 'it'

By Rich Lowry
THE RICH LOWRY COLUMN

tion, though, if Lew left to get "a full-time high-level position with the United States government or regulatory body."

Lew being Lew, he left City

GUEST PERSPECTIVE

1-grade students what I do at my all day long — they gasped in reflected the pain I'm sure they on a daily basis if in fact I told the write for eight-plus hours a day. it is not torture and I do it willingly, ret that further shocked them.

deep reading, whether it's a magazine or a book, reading is also in my free time.

ught them to the point of disbelief could exist, I showed them how

h, Red Fish, Blue Fish" is about as ading to children.

re tongue twisting lines the children phs with the language and shared a

ie became twisted in knots. me while doing the one thing many

ing. ly those of us who found a love for how children reading can be fun.

dation of education and without this will struggle. Every other subject ability to read directions, theories,

ldren in your life to pick up a book, r it's your children, nieces, nephews, children of your friends. a better world.

— Trista Steers MacVittie
Managing Editor

LETTERS POLICY

News welcomes your viewpoint. Send to: letters@sedonapapers.com or mail to:

"Opinion"

With spring upon us, I am sending you my spring poem titled "April" that I wrote in the fourth grade — April 25, 1963 — more than 50 years ago. I was 9 years old. "April"

The tulips now are pushing up.
Like small green knuckles through the ground.

The grass is young and doubtful yet.
The robin takes a good look around.
And if you listen you can hear
Spring laughing with a windy sound.

Michael Johnson
Sedona

Sedona luckily has Ms. Dahl's interest

I just read the letter to editor "Cook's Hill right fit for Dahl restaurant" [Sedona Red Rock News, March 6] and I agree 100 percent that it is the right choice for a "Ms. Dahl" restaurant. I don't live in Arizona, but own property in Sedona and have also been to Lisa Dahl's restaurant in the past. This property is perfect for a restaurant. Sedona is lucky to have Dahl and her interest in this property.

Candy Hansen
Island Lake, Ill.

for a report given by the Sedona Lodging Council and the Sedona Chamber of Commerce. The report was paid for by the Lodging Council to get an unbiased view of how we are doing in Sedona and how our money is being spent on tourism.

The first part of the meeting covered the chamber's current spending. The report demonstrated that the chamber is spending money wisely and getting a great return on every dollar. However, Sedona is lagging behind competitors for dollars spent in our market size. The second half of the meeting went on to discuss how Sedona could increase funding for tourism and raise money for future capital improvements.

To the credit of the City Council, members took a bold step and talked about a small tax increase divided between the bed tax and the sales tax. This increase would replace the 1 percent tax drop that will be implemented Wednesday, May 1. The city will work out the percentage mix of the bed tax and sales tax to cover the 1 percent.

This was a brave move for our Sedona politicians, but a necessary one. It is reassuring to see council step up to the plate on what I am sure will be unpopular with some in the city.

We all must remember: we pay no city property tax, no food tax, and our visitors pick up a huge amount of our tax burden. Visitors should not have to pick up the

from \$1.63 to \$2.15. That's a 53.6 percent increase in only two years.

The fire district continues to cost the taxpayers well over \$1 million a month to operate and the proposed fiscal year 2013-2014 budget starting this July, will go up to almost \$13 million.

Then there is SFD's new Station No. 6 in the Chapel area. It was originally supposed to cost between \$1.2 and \$1.5 million. Then it increased to \$1.75 million. At the Feb. 27 SFD Budget Workshop, it was announced that taxpayers will have to spend another \$208,000 for antenna and communications needs. So now Station No. 6 is up to almost \$1.96 million. The taxpayers still don't know what its annual operating costs will be.

Speaking of fire stations, why isn't Station No. 5 in Oak Creek Canyon only opened on a seasonal basis? The great majority of its calls come in the summer, during the months of June through September. Last year, from January through May and October through December, Station No. 5 had a grand total of only 63 calls — an average of eight calls a month.

The next SFD Budget Workshop and board meeting will be held Wednesday, March 27, at Station No. 3 in the Village of Oak Creek starting at 3 p.m. Please consider attending and learn more about what the

Is it science vs. art? Or, is it art and science?

GUEST PERSPECTIVE

By Jerry Buley, Ph.D.

Most of us know the teaching of art has been severely restricted in our public schools in Sedona. That scares me, and it should scare you.

The implication is that art is not important — frivolity in the face of necessity. Recently, I was listening to a very eloquent and impassioned speaker talk about how a local group he is heading is helping the schools by funding science and math.

Let me say I am proud to live in a city where people and

illogical. The best art creates feelings. It breaks through logical barriers to help us see things from a new perspective and often allows us to see something clearly, holistically for the first time.

Art communicates in ways that words cannot. Art gives us hints about how to interpret change, hints that are unavailable through the communication

For these very reasons, totalitarian regimes attempt to eliminate or strongly control all the arts. But, art is often the reason why such regimes do not last. In many totalitarian regimes that were overthrown, there were artists secretly creating, who were leading the way to freedom.

The reason why I am scared is, as a nation, when we fail to fund art in our schools we are myopically limiting our ability to stay free. Rather than to follow what other cities in the U.S. have done, as a "City

log onto azgives.razoo.com donation to an organization

— Trista Steers MacVittie
Managing Editor

POLICY

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ert B. Larson

n and Loretta M. Larson

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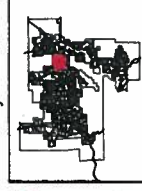
Parcel #
401-46-124A/B
Lisa Dahl's
Maraposa

- Parcel #401-46-124A/B
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline

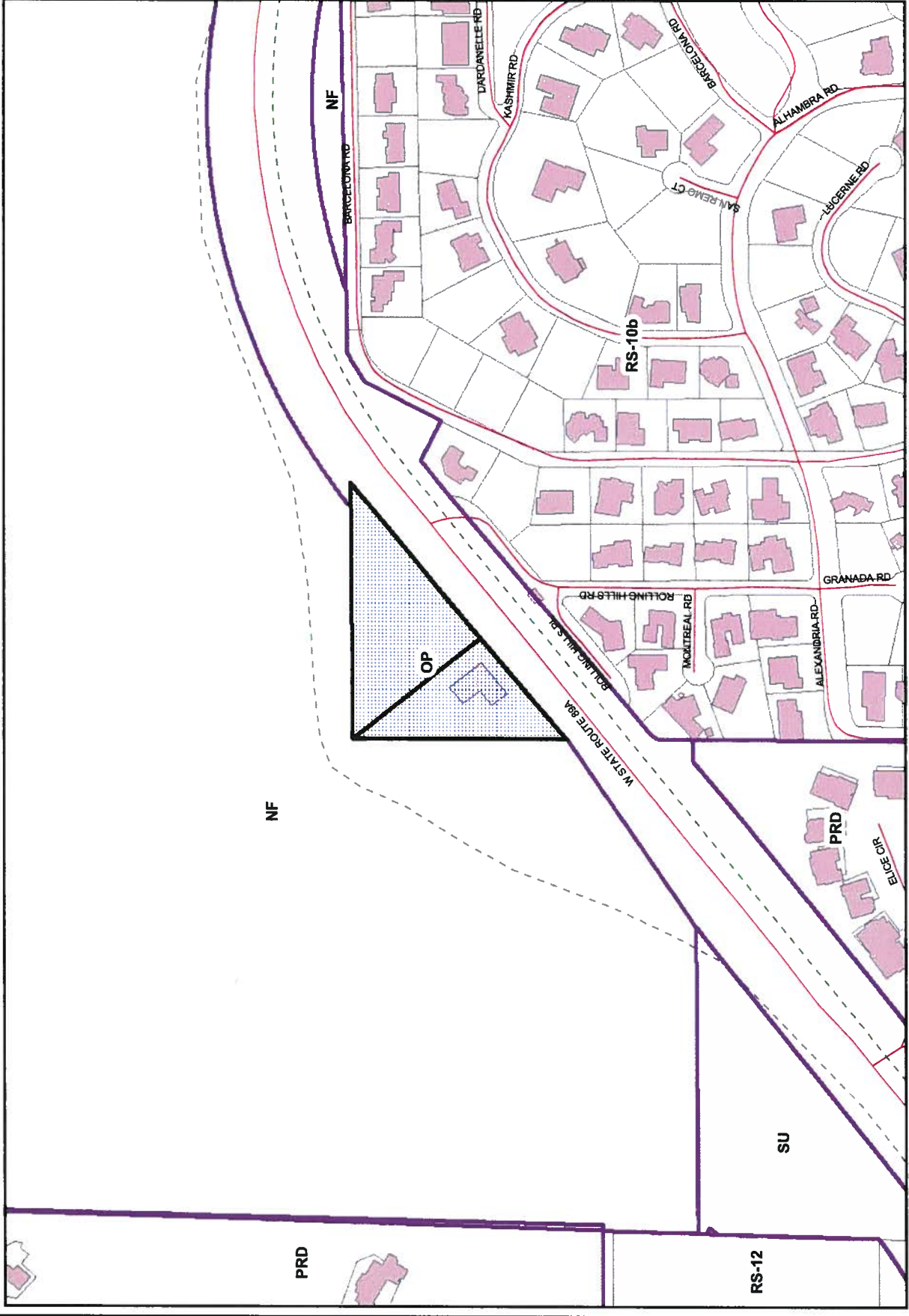


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City Index



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Planning Department
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Aerial View

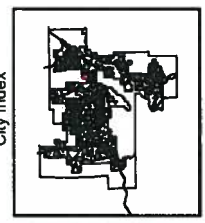
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#401-46-124A/B
Lisa Dahl's
Maraposa

- Parcel
#401-46-124A/B
- Parcel Boundary
- Street Centerline



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City Index



City of Sedona
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